

Margate

Flat 19 Florence Court, Eastern Esplanade, Cliftonville, Kent CT9 2JD

Tenure

Leasehold. The property is held on a lease for a term of 199 years from 1st December 2015 (thus having approximately 198 years unexpired) at a current ground rent of £40 per annum.

The property benefits from a share of the freehold.

Location

The property is located on the south side of Eastern Esplanade, at its junction with Cornwall Gardens. The beach is close by. Walpole Bay Bowls Club is on the opposite side of the road. Oval Gardens are approximately a 10 minute walk to the east. To the south is Northdown Road, which provides shops and amenities.

Description

The property comprises a self-contained third floor flat situated within a purpose built block arranged over ground and four upper floors.

A Leasehold Self-Contained Purpose Built Third Floor Flat

Accommodation

Reception Room, Two Bedrooms, Kitchen, Bathroom

To View

The property will be open for viewing on Wednesday 13th July between 10.00 – 10.30 a.m.

Seller's Solicitor

Messrs Waller Pollins (Ref: Jeremy Pollins).
Tel: 0208 238 5858.
Email: jpollins@wallerpollins.com

Vacant Possession upon Completion



VACANT – Leasehold Flat

Brentford

Garages 7 (Lot 59) and 8 (Lot 59A), Rear of Davmor Court, Manor Vale, Middlesex TW8 9JW

Tenure

Freehold.

Location

The garages are situated on the north-east side of Manor Vale and to the north-east of Davmor Court. Manor Vale leads to Boston Manor Road (A3002) to the west. The A4 and M4 Motorway are nearby to the south. Local shops and other facilities are available from Brentford to the south. Rail services run from Brentford Station, approximately 0.4 miles to the south-east. London Underground services run from Boston Manor Station (Piccadilly Line), approximately 0.6 miles to the north-west and the open spaces of Boston Manor Park are also nearby.

Description

The property comprises two single garages each arranged beneath a flat roof. The garages will be offered either individually or collectively.

Two Freehold Garages each subject to a Licence. To be offered either Individually or Collectively

Accommodation and Tenancies

A schedule of accommodation and tenancies is set out below.

Lot	Garage	Terms of Tenancy	Current Rent Reserved £ p.a.
59	7	Subject to a Periodic Monthly Tenancy from 1st April 2014	£1,320 p.a.
59A	8	Subject to a Periodic Monthly Tenancy from 16th April 2013	£1,320 p.a.

Legal Enquiries

Mr G Jarman.
Tel: 07815 141835.
Email: glennjarman@gmail.com

Total Current
Rent Reserved
**£2,640 per
annum
from Lots
59 & 59A**

INVESTMENT – Two Freehold Garages



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda.

To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.alltop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £750 (including VAT) upon exchange of sale memoranda.