

168  
LOT

## Liverpool 86 Cambridge Road, Seaforth, Merseyside L21 1EZ

A Freehold End of Terrace House

**Tenure**  
Freehold.

**Location**  
The property is situated on the south-eastern side of Cambridge Road, on its junction with Dewlands Road. Local shops and other facilities can be located within walking distance to the south-west. Bootle town is 2.5 miles to the south via the A565, offering access to a range of shops and other facilities, including Strand Shopping Centre. Seaforth & Litherland Rail Station is 0.9 miles to the south-east.

**Description**  
The property comprises an end of terrace house arranged over ground, first and second floors beneath a pitched roof. The property benefits from front and rear yards.

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Seller. We are informed that the property provides:  
**Ground Floor** – Two Reception Rooms, Kitchen



**First Floor** – Three Bedrooms  
**Second Floor** – Bedroom

**To View**  
The property will be open for viewing every Monday and Wednesday before the Auction between 2.00 – 2.30 p.m. These are open viewing times with no need to register. (Ref: MW)

**Vacant Possession**  
**VACANT – Freehold House**

169  
LOT

## Liverpool 6 Day Street, Merseyside L13 2DS

G2M Group  
**BY ORDER OF G2M GROUP**  
A Freehold Mid Terrace House

**Tenure**  
Freehold.

**Location**  
The property is situated on the north-west side of Day Street, near to its junction with Prescot Road (A57) providing access to local shops and other facilities. Liverpool city centre can be located 3.4 miles west of the property offering a more extensive range of shops and other facilities including St Johns Shopping Centre and the University of Liverpool. Local schools and colleges can be located within a two mile radius of the property, including Cardinal Heenan Catholic Sports College 1.7 miles north-east.

**Description**  
The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof.

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Seller.



We understand that the property provides:  
**Ground Floor** – Through Reception Room, Kitchen, Bathroom  
**First Floor** – Two Bedrooms, Box Room  
**Second Floor/Attic** – Bedroom

**To View**  
The property will be open for viewing every Monday and Wednesday before the Auction between 1.00 – 1.30 p.m. These are open viewing times with no need to register. (Ref: MW)

**Vacant Possession**  
**Freehold House**

170-171  
LOTS

## London SE4 Flat A (Lot 170) and Flat B (Lot 171), 258 Brockley Road, Brockley SE4 2SF

**Tenure**  
Leasehold. Each flat is held on a lease for a term of 125 years from 29th September 2003 (thus having approximately 113 years unexpired) at a ground rent of £200 per annum.

**Location**  
The flats are located on the west side of Brockley Road (B218), opposite St Andrew's URC Church. Local shops and amenities can be found nearby on Lewisham Way to the north and more extensively in Lewisham to the east. Rail services to London Bridge run from Brockley Station, which is approximately 5 minutes' walk to the north. Lewisham Way (A20) is close by and affords access to the M20 and M25 motorways to the east.

**Description**  
The property comprises two self-contained flats situated within a mid terrace building arranged over ground and three upper floors (top floor in eaves).

**Two Leasehold Self-Contained Flats. Each subject to an Assured Shorthold Tenancy. To be offered Individually or Collectively**

**Accommodation and Tenancies**  
A schedule of Accommodation and Tenancies is set out opposite.

**To View**  
The property will be open for viewing every Tuesday and Saturday before the Auction between 2.45 – 3.30 p.m. These are open viewing times with no need to register. (Ref: UD).

**Total Current  
Gross Rent  
Reserved  
£20,040  
per annum  
(equivalent)  
From Flat A  
& Flat B**

**INVESTMENT –  
Two Leasehold  
Flats**



Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
170	A	First	Reception Room with Kitchen, Two Bedrooms, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 8th January 2015	£11,400 p.a.
171	B*	Second	Reception Room with Kitchen, Two Bedrooms, Bathroom/WC	Subject to an Assured Shorthold Tenancy for a term of 12 months from 1st October 2009 (Holding over)	£8,640 p.a.

\* Flat not internally inspected by Allsop. Information supplied by the Seller.

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.allsop.co.uk](http://www.allsop.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.