

## Kettering

### 3 Woodlands Court, Wood Street, Northamptonshire NN16 9SD

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 25th December 2017 (thus having approximately 124 years unexpired) at a current ground rent of £40 per annum.

#### Location

The property is situated on the north side of Wood Street, close to its junction with Cedar Road. Shops are available along Cedar Road, with a more extensive range of facilities being accessible in Kettering town centre approximately 1.7 miles to the south. Rail services run from Kettering Station approximately 1.8 miles to the south-west. The open spaces of Weekley Glebe Playing Field are nearby.

#### Description

The property comprises a self-contained ground floor flat situated within a block arranged over ground and first floors.

**A Leasehold Self-Contained Ground Floor Flat subject to an Assured Shorthold Tenancy**

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Vendor. We are informed that the property provides:

**Ground Floor** – Reception Room, Bedroom, Kitchen, Bathroom

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months commencing 24th November 2017 at a current rent of £450 per calendar month.

**Current Gross  
Rent Reserved  
£5,400 per  
annum  
(equivalent)**

#### Seller's Solicitor

Messrs Winckworth Sherwood LLP (Ref: MN).  
Tel: 0207 593 0229.  
Email: mnnowakowska@wslaw.co.uk

**INVESTMENT –  
Leasehold Flat**



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LOT

## Manchester

### 170 Crab Lane, Greater Manchester M9 8WD

#### Tenure

Freehold.

#### Location

The property is situated on the east side of Crab Lane, close to its junction with Longhurst Road. Shops are available along Tweedle Hill Road to the east, with a more extensive range of facilities being accessible in Manchester city centre approximately 4.8 miles to the south. Rail services run from Molston Station approximately 2.7 miles to the east. The open spaces of Plant Hill Park are nearby.

#### Description

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

**A Freehold Mid Terrace House subject to a Regulated Tenancy**

#### Accommodation

The property was not internally inspected by Allsop. The following information was obtained from the Rent Register:

**Ground Floor** – Two Rooms, Kitchen

**First Floor** – Two Rooms, Bathroom/WC

#### Tenancy

The property is subject to a Regulated Tenancy paying a registered rent of £53.50 per week (effective date 15th July 2017).

**Current Rent  
Reserved  
£2,782 per  
annum**

#### Seller's Solicitor

Messrs Womble Bond Dickinson (Ref: LMH).  
Tel: 0191 279 9139.  
Email: lisamarie.hill@wbd-uk.com

**INVESTMENT –  
Freehold House**



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**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.