

# 194

LOT

## Dundee 28 Clepington Road 1/R, Scotland DD3 7NX

A Heritable Freehold Self-Contained First Floor Flat subject to an Assured Shorthold Tenancy

**Tenure**  
Heritable Freehold.

**Location**  
Clepington Road is located to the north of Dundee. The property itself is situated to the east of its junction with Court Street North. Local shops are readily available along Clepington Road with the more extensive facilities of Dundee City Centre being approximately 2 miles to the south. Dundee Rail Station, university and hospital are all within reach. Caird Park Sport and Leisure Grounds are to the north.

**Description**  
The property comprises a self-contained first floor flat situated within an end of terrace building arranged over ground and three upper floors beneath a pitched roof.

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneer. We understand the property comprises: Five Rooms, Kitchen, Bathroom, Separate WC



**Tenancy**  
The property is subject to an Assured Shorthold Tenancy at a current rent of £500 per calendar month. We understand that this expires on 3rd March 2015.

**Joint Auctioneer**  
Thorntons Property Services  
(Ref: Mrs Linsey Mann).  
Tel: 01382 200099.

**Current Rent Reserved £6,000 per annum (equivalent)**

**INVESTMENT – Heritable Freehold Flat**

# 195

LOT

## Dundee 89 Arbroath Road 1/R, Scotland DD4 6HJ

A Heritable Freehold Self-Contained First Floor Flat

**Tenure**  
Heritable Freehold.

**Location**  
The property is situated on the south side of Arbroath Road close to the entrance to Baxter Park. The amenities of Dundee city centre are readily accessible. Dundee Rail Station, university and hospital are all within reach.

**Description**  
The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and four upper floors beneath a pitched roof.

**Accommodation**  
The property was not internally inspected by Allsop. The following information was provided by the Joint Auctioneer. We are informed that the property provides:  
Reception Room with Kitchen, Three Bedrooms, Bathroom/WC



**Vacant Possession**

**Joint Auctioneer**  
Thornton Property Services  
(Ref: Mrs Linsey Mann).  
Tel: 01382 200099.

**VACANT – Heritable Freehold Flat**

# 196

LOT

## Bristol 14 Crusader House, 12 St Stephen's Street, North East Somerset BS1 1EL

**BY ORDER OF RECEIVERS**  
A Leasehold Self-Contained Purpose Built Third Floor Flat

**Tenure**  
Leasehold. The property is held on a lease for a term of 125 years from 25th March 2005 (thus having approximately 116 years unexpired) at a current ground rent of £200 per annum.

**Location**  
The property is located on St Stephen's Street to the south of its junction with Colston Avenue (B4053). A variety of shops, bars and restaurants are close by. Bristol Temple Mead Rail Station is located approximately 0.7 miles to the south-east. The A38 provides access to the A4032 and in turn the M32 and M4 Motorways. The open spaces of Castle Park are located to the east. The University of Bristol is within close proximity.

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



**Accommodation**  
Reception Room/Kitchen/Bedroom, Bathroom with WC and wash basin

**To View**  
The property will be open for viewing every Tuesday and Friday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register. (Ref: MW).

**Vacant Possession**

**VACANT – Leasehold Flat**

# 197

LOT

## Bristol 9 Crusader House, 12 St Stephen's Street, North East Somerset BS1 1EL

**BY ORDER OF RECEIVERS**  
A Leasehold Self-Contained Purpose Built Second Floor Flat

**Tenure**  
Leasehold. The property is held on a lease for a term of 125 years from 25th March 2005 (thus having approximately 116 years unexpired) at a current ground rent of £200 per annum.

**Location**  
The property is located on St Stephen's Street to the south of its junction with Colston Avenue (B4053). A variety of shops, bars and restaurants are close by. Bristol Temple Mead Rail Station is located approximately 0.7 miles to the south-east. The A38 provides access to the A4032 and in turn the M32 and M4 Motorways. The open spaces of Castle Park are located to the east. The University of Bristol is within close proximity.

**Description**  
The property comprises a self-contained second floor flat situated within a purpose built building arranged over ground and four upper floors.



**Accommodation**  
Reception Room/Kitchen/Bedroom, Bathroom with WC and wash basin

**To View**  
The property will be open for viewing every Tuesday and Friday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW).

**Vacant Possession**

**VACANT – Leasehold Flat**

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.