

Walmer Bridge

16 Walmer Green,
Nr. Preston,
Lancashire
PR4 5RB

BY ORDER OF MOUNTVIEW ESTATES PLC

Tenure

Freehold.

Location

The property is situated on the south side of Walmer Green, which is located off Liverpool Old Road in Walmer Bridge. Local shops and amenities are within walking distance. The more extensive amenities of Preston are accessible to the north-west, with the resort of Southport being close by to the west. There is a Mainline Rail Station in Preston. The A59, A6 and M6 Motorway are all accessible.

Description

The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. Externally there are gardens to the front, side and rear, together with two outbuildings and a lean-to greenhouse.

A Freehold Semi-Detached House

Accommodation

Ground Floor – Reception Room, Kitchen, Pantry

First Floor – Three Bedrooms, Bathroom, Separate WC

To View

The property will be open for viewing every Wednesday and Friday before the Auction between 4.00 – 4.30 p.m. These are open viewing times with no need to register.

(Ref: MW).

Seller's Solicitor

Messrs DMH Stallard LLP (Ref: PB).
Tel: 0207 262 3077

Vacant Possession

VACANT – Freehold House



London NW9

30 Kenwood Court,
Kingsbury
NW9 8AB

Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 29th September 2012 (thus having approximately 996 years unexpired) at a current ground rent of a peppercorn per annum.

Location

Kenwood Court is located at the junction of Hay Lane and Elmwood Crescent. Extensive shops and amenities are available close by along Edgware Road. Communications are afforded by Kingsbury Underground Station (Jubilee Line). The open spaces of Roe Green Park are within walking distance to the south.

Description

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

A Long Leasehold Self-Contained Purpose Built Second Floor Flat subject to an Assured Shorthold Tenancy

Accommodation

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

Reception Room, Three Bedrooms, Kitchen, Bathroom

Tenancy

The property is subject to two Assured Shorthold Tenancies for a term of 6 months from June 2014 (holding over) each at a rent of £797.20 per calendar month.

To View

The property will be open for viewing every Tuesday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).

Seller's Solicitor

Messrs Bird & Lovibond (Ref: Ms S Jackson).
Telephone: 01895 256151.
Email: sjackson@bird-lovibond.co.uk

Current Gross Rent Reserved
£19,132.80
per annum
(equivalent)

INVESTMENT – Long Leasehold Flat

