

Dartford
15 Russell Terrace,
Lombard Street,
Horton Kirby,
Kent
DA4 9DD

Tenure
 Freehold.

Location
 The property is located on the west side of Lombard Street, to the south of its junction with Bull Hill. An extensive range of shops and amenities is available in Bluewater Shopping Centre and also in Dartford town centre to the north. Rail services run from Farningham Road Station approximately 1.1 miles to the north-west. The open spaces of Farningham Wood Nature Reserve are to the south-west.

Description
 The property comprises a mid terrace house arranged over ground and first floors beneath a pitched roof. The property benefits from front and rear gardens.

Accommodation
Ground Floor – Two Rooms, Kitchen, Bathroom with WC and wash basin
First Floor – Two Rooms

A Freehold Mid Terrace House with Rear Garden

To View
 The property will be open for viewing every Thursday and Saturday 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 Forbes Hall LLP (Ref: J Carroll).
 Tel: 0208 498 0080.
 Email: jcarroll@forbeswheater.co.uk

Vacant Possession

VACANT – Freehold House



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 LOT

Frittenden
Chapel House,
Biddenden Road,
Nr. Cranbrook,
Kent
TN17 2EL

Tenure
 Freehold.

Location
 The property is situated on the north side of Biddenden Road. Local shops and amenities are available in Frittenden, with a more extensive range of shops and amenities being accessible in Cranbrook. Rail services run from Headcorn Station approximately 3.5 miles to the north-east and from Staplehurst Station approximately 4 miles to the north-west.

Description
 The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a garden.

A Freehold Semi-Detached House subject to a Regulated 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:
Ground Floor – Room, Kitchen, Bathroom/WC
First Floor – Two Rooms

Tenancy
 The property is subject to a Regulated Tenancy paying a registered rent of £100 per week (Effective Date: 2nd February 2016).

Seller's Solicitor
 Messrs Womble Bond Dickinson (Ref: LMH).
 Tel: 0191 230 8824.
 Email: lisamarie.hill@bond Dickinson.com

Current Rent Reserved
£5,200 per annum

INVESTMENT – Freehold House



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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.

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.