

## Maidstone

### 6 Ruth House, Lesley Place, Buckland Hill, Kent ME16 0UB

#### BY ORDER OF A HOUSING ASSOCIATION

##### Tenure

Leasehold. The property is held on a lease for a term of 99 years from 25th March 1985 (thus having approximately 70 years unexpired) at a current ground rent of £50 per annum.

##### Location

The property is located on the north side of Buckland Hill at its junction with Lesley Place. Local shops are available with the further and more comprehensive facilities of Maidstone town centre also being within reach approximately 0.75 miles away. Maidstone Barracks Rail Station is close by. Maidstone East Station is about half a mile distant and provides direct services to London's Victoria Station. The A20 provides access to the M20 Motorway (Junction 5).

##### Description

The property comprises a self-contained raised ground floor flat situated within a purpose built block arranged over lower ground, raised ground and three upper floors.

#### A Leasehold Self-Contained Purpose Built Raised Ground Floor Flat

##### Accommodation

Reception Room with Kitchen off, Bedroom, Bathroom with WC and wash basin

##### To View

The property will be open for viewing every Wednesday and Saturday before the Auction between 11.00 – 11.30 a.m. (Ref: UD).

##### Seller's Solicitor

Messrs Batchelors (Ref: Ms C Bayfield).  
Tel: 0208 768 7091.  
Email: cbayfield@batchelors.co.uk

#### Vacant Possession

**VACANT – Leasehold Flat**



## Swindon

### 24 Derby Court, Wiltshire SN3 3BA



#### BY ORDER OF SOUTHERN HOUSING GROUP

##### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 9th May 1988 (thus having approximately 99 years unexpired) at a ground rent of £10 per annum.

##### Location

The property is located on the south side of Lennox Drive, immediately to the east of its junction with Knollys Close. An extensive range of local shops and amenities is available close by on Wood Street. The M4 Motorway is easily accessible and provides access towards London. Communications are afforded by Swindon Rail Station. The open spaces of Lawns Park are within walking distance.

##### Description

The property comprises a self-contained maisonette situated on the first and second floors of a purpose built block arranged over ground and two upper floors. There is a garden.

#### A Leasehold Self-Contained Purpose Built First and Second Floor Maisonette

##### Accommodation

**First Floor** – Reception Room, Kitchen, WC  
**Second Floor** – Two Bedrooms, Bathroom

##### To View

The property will be open for viewing every Tuesday and Thursday before the Auction between 4.00 – 4.30 p.m. (Ref: MW).

##### Seller's Solicitor

Messrs Winckworth Sherwood LLP (Ref: J Jones)  
Tel: 0207 593 0324.  
Email: jjones@wslaw.co.uk

#### Vacant Possession

**VACANT – Leasehold Maisonette**



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