

## Chelmsford Flat 10, Denmark House, Baddow Road, Essex CM2 9QW

### BY ORDER OF RECEIVERS

#### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 13th March 1989 (thus having approximately 100 years unexpired) at a current ground rent of £10 per annum.

#### Location

The property is situated on the south side of Baddow Road diagonally opposite its junction with Meadgate Terrace. Local amenities are available whilst Chelmsford City Centre and High Chelmer Shopping Centre are less than 1 mile to the north-west. The A1114 is just to the north and provides direct access to the A12 to the south which in turn leads to the M25 (London Orbital) Motorway. Chelmsford Rail Station provides direct services to London Liverpool Street with journey times of 40 minutes.

#### Description

The property comprises a self-contained first floor flat situated within a purpose built block.

## A Leasehold Self-Contained First Floor Studio Flat subject to an Assured Shorthold Tenancy

#### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Receivers. We are informed that the property provides:  
Studio Room, Kitchen and Shower Room

#### Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 6 months from 1st August 2012 at a current rent of £510 per calendar month (holding over).

#### Seller's Solicitor

Messrs Goldsmith Williams (Ref: Maxine Morrison).  
Tel: 0845 373 3737.  
Email: mmorrison@goldsmithwilliams.co.uk

Current Gross  
Rent Reserved  
**£6,120 per  
annum  
(equivalent)**



**INVESTMENT –  
Leasehold Flat**

## Doncaster 15 Dukes Crescent, Edlington DN12 1AZ

### BY ORDER OF MORTGAGEES

#### Tenure

Freehold.

#### Location

The property is situated on the east side of Dukes Crescent to the north of its junction with Main Avenue. Local shops and amenities are available on Edlington Lane with the further and more extensive facilities of Doncaster available to the north-east. Doncaster Overground Station provides regular rail services to London. The A1(M) and the M18 are accessed to the south-east providing links to the M1.

#### Description

The property comprises an end of terrace house arranged over ground and first floors beneath a pitched roof. The property is in shell condition and benefits from a garden to the rear.

## A Freehold End of Terrace House

#### 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, Bathroom

#### To View

There will be no internal access to the property due to safety issues. The front door will be open for people to look inside the building but not to enter. The front door will be open on 8th and 15th December between 4.00 – 4.30 p.m. Please bring a torch. Viewings are at the own risk of interested parties.

**Vacant  
Possession**



**VACANT – Freehold House**

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.