

Dover

**4 (Lot 217), 7 (Lot 218)
& 12 (Lot 219)
'Churchill Court',
London Road,
Kent
CT17 0XD**

- **Three Leasehold Self-Contained Ground and First Floor Maisonettes**
- To be Offered either Individually or Collectively
- Two Maisonettes Vacant, One Maisonette subject to an Assured Shorthold Tenancy
- Current Rent Reserved

£6,900 per annum

BY ORDER OF RECEIVERS



To View

Lot 218 will be open for viewing every Tuesday and Saturday before the Auction between 10.15 – 10.45 a.m.

Lot 219 will be open for viewing every Tuesday and Saturday before the Auction between 10.55 – 11.15 a.m. (Ref: UD).

Seller's Solicitor

Messrs Rosling King (Ref: Ann Ebberson).
Tel: 0207 246 8000.

Email: ann.ebberson@rklp.com

VACANT – Three Leasehold Maisonettes



Tenure

Leasehold. Each maisonette is held on a lease for a term of 125 years from 25th March 2007 (thus having approximately 118 years unexpired). Please refer to the Vendor's Solicitors for details of the ground rent.

Location

The properties form part of a large development which is situated on the east side of London Road (A256) to the north of its junction with Eric Road. Local shops are available along London Road whilst Dover town centre is less than 1 mile away. Dover Priory Rail Station is just over 1 mile to the south whilst the A256 provides access to the A2(M) approximately 2 miles to the north.

Description

No. 4 (Lot 217) and No. 7 (Lot 218) are both situated in the main building and are each arranged over ground and first floors.

No. 12 (Lot 219) is situated within a separate building located to the south of the development and benefits from direct access to the south of the site from a communal courtyard area. The maisonette is arranged over ground and first floors.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Lot	No.	Accommodation	Terms of Tenancy	Current Rent £ p.a.
217	4	Ground Floor – Two Bedrooms, Bathroom with WC and wash basin First Floor – Reception Room, Kitchen	Subject to an Assured Shorthold Tenancy for a term of 6 months from 30th November 2013	£6,900 p.a.
218	7	Ground Floor – Two Bedrooms, Bathroom with WC and wash basin First Floor – Reception Room, Kitchen	Vacant	–
219	12	Ground Floor – Room, Bathroom with WC and wash basin First Floor – Kitchen, Room	Vacant	–

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.

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.