

**Ryde**  
**Flat 4,**  
**Keats House,**  
**38 Union Road,**  
**Isle of Wight**  
**P033 2FR**

**BY ORDER OF A HOUSING ASSOCIATION**

**Tenure**

Leasehold. The property is held on a lease for a term of 99 years from 1st January 2001 (thus having approximately 85 years unexpired) at a current ground rent of £25 per annum.

**Location**

The property is located on Union Road to the north of its junction with Cross Street. Shops are available along Union Street with the more extensive facilities of Newport being situated to the west. Ryde Esplanade Rail Station is to the north-east and the A3054 leads to Newport. The open spaces of Simeon Street Recreation Ground are to the south-east.

**Description**

The property comprises a self-contained first floor flat situated within a purpose built four storey building.

**A Leasehold Self-Contained Purpose Built**  
**First Floor Flat**

**Accommodation**

Reception Room/Kitchen, Two Bedrooms, Bathroom with WC and wash basin

**To View**

The property will be open for viewing every Tuesday and Thursday before the Auction between 11.00 – 11.30 a.m. These are open viewing times with no need to register.

**Vacant Possession**



**VACANT – Leasehold Flat**

**London E14**  
**Flat 11,**  
**St Michaels Court,**  
**St Leonards Road**  
**E14 6PS**

On the instructions of A Kisby MRICS  
and P Mayo MRICS of Allsop LLP  
acting as Joint Fixed Charge Receivers



**Tenure**

Leasehold. The property is held on a lease for a term of 99 years from 29th September 1986 (thus having approximately 70 years unexpired) at a current ground rent of £100 per annum.

**Location**

The property is located on the east side of St Leonards Road just north of its intersection with Spey Street which provides local shops. More extensive amenities are available in Docklands, with South Quay Plaza and Jubilee Place Shopping Centre both being within reach. Docklands Light Railway services are available from Langdon Park to the west, with London Underground services afforded by Canning Town Station (Jubilee Line) to the east. Further communications are afforded by East India Dock Road (A13) to the south, which provides access to the City of London to the west and the M25 Motorway to the east. London City Airport is also accessible.

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

**Description**

The property comprises a self-contained first floor flat situated within a former church.

**Accommodation**

The property was not internally inspected by Allsop. The following information was provided by the borrower's property manager. We are informed that the property provides:

**One Bedroom Accommodation**

**Tenancy**

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 29th January 2015 at a rent of £1,000 per calendar month.

**Seller's Solicitor**

Foot Anstey LLP (Ref: J Martin).  
Tel: 0117 915 4700.

**Current Gross**  
**Rent Reserved**  
**£12,000**  
**per annum**  
**(equivalent)**

**Leasehold Flat**



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.