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LOT

Salford

Flat 1305 City Heights Apartments, North Tower, Victoria Bridge Street, Greater Manchester M3 5AS

BY ORDER OF MORTGAGEES
A Leasehold Self-Contained Fourteenth Floor Flat

Tenure
Leasehold. The property is held on a lease for a term of 130 years from 6th August 1999 (less 15 days) (thus having approximately 115 years unexpired) at a current ground rent of £120 per annum.

Location
The property is situated on the south-west side of Victoria Bridge Street which is located off Deansgate (A56) in the heart of Manchester city centre, with its wide range of shops, restaurants, bars and theatres, all being within walking distance. There are bus, train and Metrolink tram stations in the city centre and the M602 Motorway which leads to the M60 Orbital Motorway is approximately 1.5 miles distant.

Description
The property comprises a self-contained fourteenth floor flat situated within a converted



block arranged over ground and 24 upper floors. There is a Premier Inn Hotel occupying the lower floors of the building.

Accommodation
Reception, Kitchen, One Bedroom, Bathroom with WC and wash basin

Tenancy
Subject to an Assured Shorthold Tenancy for a term of 6 months (holding over) from 15th August 2012 at a current rent of £550 per calendar month. The tenant is due to vacate on the 14th September 2014.

To View
The property will be open for viewing on Wednesday 17th September between 1.00 – 1.30 p.m. (Ref: MW)

Current Gross Rent Reserved
£6,600 per annum (equivalent)
INVESTMENT – Leasehold Flat

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Blackpool

Bungalow rear of (AKA Flat 3), 56 Westmorland Avenue, Lancashire FY1 5PG

BY ORDER OF MORTGAGEES
A Leasehold Bungalow

Tenure
Leasehold. The property is held on a lease for a term of 125 years from 1st January 2007 (thus having approximately 118 years unexpired). Please refer to Seller's Solicitors for further details.

Location
The property is situated on the north side of its junction with Grasmere Road (B5261). Local shops and amenities are available along Grasmere Road whilst the more extensive shopping facilities of Blackpool City Centre being approximately 1 mile to the north.

Description
The property comprises a single storey bungalow arranged beneath a pitched roof.

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



To View
The property will be open for viewing every Wednesday and Saturday before the Auction between 9.00 – 9.30 a.m. (Ref: MW).

Vacant Possession

VACANT – Leasehold Flat

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Birmingham

474 Garretts Green Lane, West Midlands B33 0LE

BY ORDER OF RECEIVERS
A Freehold Semi-Detached House

Tenure
Freehold.

Location
The property is situated on the west side of Garretts Green Lane which runs parallel to Outmore Road. The area is located on the eastern side of Birmingham with good communications offered by the M6 and M42 Motorways while the A45 and Birmingham City Airport are both approximately 2 miles away. Local amenities, including public transport, schools and shopping, are nearby with further comprehensive recreational and retail facilities in the city centre. Lea Hall Station and the open spaces of Kent's Moat Recreation Ground are both a few minutes' walk west of the property.

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



Accommodation
Ground Floor – Reception Room, Kitchen
First Floor – Three Bedrooms, Bathroom/WC

To View
The property will be open for viewing every Tuesday and Thursday between 3.30 – 4.00 p.m. (Ref: MW)

Vacant Possession

VACANT – Freehold House

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LOT

Eye

7 Wroxton Court, Peterborough, Cambridgeshire PE6 7PW

BY ORDER OF MORTGAGEES
A Freehold Detached House

Tenure
Freehold.

Location
Wroxton Court runs to the north of Peterborough Road, approximately 4.5 miles to the north-east of the city centre. Local amenities are available within Eye with the further and more extensive facilities within Peterborough City Centre also being accessible. Rail services run from Peterborough Rail Station approximately 4.5 miles to the south-west where regular services run to London King's Cross (journey time approximately 55 minutes). The nearby A15 provides access to the A47 and in turn the A1/A1(M).

Description
The property comprises a detached house arranged over ground, first and second (in eaves) floors beneath a pitched roof. The property benefits from front and rear gardens and a garage.

Accommodation
Reception Room, Four Bedrooms, Kitchen, Bathroom/WC



NB. The property is sold as seen and as per the Registered Title. There is specifically no guarantee or warranty regarding right of way or access or driveway parking or off-site parking. Further more, the right to any services or other parties rights to services should be clarified by the Purchaser or their Solicitors. It is for the purchaser and his agents to satisfy themselves regarding the above.

To View
The property will be open for viewing every Wednesday and Friday before the Auction between 1.15 – 1.45 p.m. (Ref: RW).

VACANT – Freehold House