

Eccles Flat 15, Westcliffe, Wellington Road, Manchester, Greater Manchester M30 9GW

Tenure

Long Leasehold. The property is held on a lease for a term of 999 years from 1st January 2001 (thus having approximately 983 years unexpired) at a ground rent of £100 per annum.

Location

The property is located on the east side of Wellington Road, to the south of the roundabout with Monton Road and Half Edge Lane. Local shops and amenities are available along Monton Road to the north-west. Rail services run from Eccles Station approximately 0.4 miles to the east. Wellington Road leads to the A576 which affords access to the M602 Motorway. The open spaces of The Three Sisters are directly to the north.

Description

The property comprises a self-contained flat situated on the third floor of a purpose built block arranged over ground and three upper floors beneath a pitched roof.

A Long Leasehold Self-Contained Purpose Built Third Floor Flat

Accommodation

The property has not been internally inspected by Allsop. The following information was provided by the Vendor. We are informed that the property provides:
Reception Room, Two Bedrooms, Kitchen, Bathroom

Viewings

Every effort is being made to conduct internal viewings for interested parties. If access is obtained this website will be updated with the block viewing times and all parties who have downloaded the legal packs will be e-mailed.

Seller's Solicitors

Messrs Addleshaw Goddard LLP
(Ref: Gary Munro).
Tel: 0131 222 9488.
Email: gary.munro@addleshawgoddard.com

Vacant Possession

VACANT – Long Leasehold Flat



Manchester, 159 Spectrum, Block 3, Blackfriars Road, Greater Manchester M3 7EB

Tenure

Leasehold. The property is held on a lease for a term of 250 years from 1st July 2006 (thus having approximately 239 years unexpired) at a current ground rent of £225 per annum.

Location

The property is situated on the west side of Blackfriars Road, approximately 1 mile from the extensive shops and facilities of Manchester city centre. The property benefits from excellent communications with Manchester Victoria Rail Station being approximately 0.5 miles away. Numerous bus routes lead to both the city centre and throughout Manchester.

Description

The property comprises a self-contained flat situated on the eighth floor within a purpose built block arranged over ground and eleven upper floors beneath a flat roof. The property benefits from a balcony.

A Leasehold Self-Contained Purpose Built Eighth Floor Flat subject to an Assured Shorthold Tenancy

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, Two Bedrooms, Kitchen, Two Bathrooms

Tenancy

The property is subject to an Assured Shorthold Tenancy at a current rent of £950 per calendar month (holding over).

Seller's Solicitor

Messrs Addleshaw Goddard LLP
(Ref: Gary Munro).
Tel: 0131 222 9488.
Email: gary.munro@addleshawgoddard.com

Current Gross Rent Reserved £11,400 per annum (equivalent)

INVESTMENT – 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.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.