

## Liverpool

### 8 Primrose Court, Merseyside L36 8DH

A Freehold Semi-Detached House with  
Off-Street Parking and Garden

**Tenure**  
Freehold.

**Location**  
The property is situated on the east side of Primrose Close, to the north of its junction with Hillside Avenue. Local shops and amenities are readily available in Huyton to the south, with the more extensive facilities of Liverpool being accessible to the west. Rail services run from Huyton Station to the south, providing services to Liverpool Lime Street and Manchester Victoria Stations. Road communications are afforded by Liverpool Road (A57), Seth Powell Way (A526) and the M57 Motorway. The open spaces of King George V Memorial Playing Fields and Woolfall Heath are close by.

**Description**  
The property comprises a semi-detached house arranged over ground and first floors beneath a pitched roof. The property benefits from a rear garden and off-street parking.

**Accommodation**  
**Ground Floor** – Reception Room, Kitchen, WC  
**First Floor** – Two Bedrooms, Bathroom



**To View**  
The property will be open for viewing every Monday and Wednesday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW).

**Vacant Possession**

**VACANT – Freehold House**

206  
LOT

## Pembroke Dock

### 19 London Road, Pembrokeshire, South Wales SA72 6DS

A Freehold Ground Rent Investment secured  
upon a Building internally arranged to  
provide Four Self-Contained Flats

**Tenure**  
Freehold.

**Location**  
The property is located on London Road (A4139), to the east of its junction with Water Street. Local amenities are available close by. Pembroke Dock Rail Station is approximately 0.3 miles to the south. The A477, A40 and M4 Motorway are all easily accessible. Pembroke Castle is the south.

**Description**  
The property comprises a ground rent investment secured upon a mid terrace building arranged over ground and first floors. Internally, the property is arranged to provide four self-contained flats.

**Tenancy**  
Each flat is subject to a lease with 124 or 125 years remaining at a current ground rent of £200 per annum.



**Rights of Pre-emption**  
The lessees have NOT elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Management and Insurance**  
The Freeholder has the right to manage and insure.

**Total Current Rent Reserved £800 per annum**

**INVESTMENT – Freehold Ground Rent**

207  
LOT

## London NW1

### Flat A, 208 Camden Road, Camden NW1 9HG

**Tenure**  
Leasehold. The property is held on a lease for a term of 125 years from 2nd August 2004 (thus having approximately 111 years unexpired) at a current ground rent of £10 per annum.

**Location**  
The property is situated on Camden Road, to the north-east of its junction with Murray Street. Local amenities are available in the centre of Camden Town, which lies approximately half a mile to the south-west. Northern Line and Overground services run from Camden Town and Camden Road Stations respectively. The A503, A5202 and A1 are all accessible. The open spaces of Canteloves Gardens are to the north.

**Description**  
The property comprises a self-contained lower ground floor flat situated within a semi-detached building arranged over lower ground, ground and two upper floors beneath a pitched roof.

A Leasehold Self-Contained Lower Ground Floor Two  
Bedroom Flat

**Accommodation**  
Reception Room/Kitchen, Two Bedrooms,  
Bathroom/WC

**To View**  
The property will be open for viewing every Wednesday before the Auction between 2.00 – 2.30 p.m. and Saturday before the Auction between 2.30 – 3.00 p.m. These are open viewing times with no need to register. (Ref: UD).

**Seller's Solicitor**  
Comptons Solicitors (Ref: Jasmine Phayre).  
Tel: 0207 482 9528.  
Email: jp@comptons.co.uk

**Vacant Possession**

**VACANT – Leasehold Flat**



208  
LOT

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.alltop.co.uk](http://www.alltop.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.