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LOT

Margate

Flat 3, 35 Ethelbert Road, Kent CT9 1SH

On the instructions of L Brooks FRICS
and V Liddell MRICS of Allsop LLP
acting as Joint Fixed Charge Receivers

allsoP

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

Tenure

Leasehold. The property is held on a lease for a term of 99 years from 1st January 1990 (thus having approximately 74 years unexpired) at a ground rent of £50 per annum.

Location

The property is situated on the south side of Ethelbert Road to the north of its junction with Northdown Road where a range of shops can be found. In addition, less than half a mile to the south-west is Margate town centre where more comprehensive facilities can be found. The A28 provides access to the A2(M) whilst Margate Rail Station offers direct services to London Cannon Street.

Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over lower ground, raised ground and first floors beneath a pitched roof.



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:

Two Bedroom Accommodation

Tenancy

The property is subject to an Assured Shorthold Tenancy for a term of 12 months from 5th May 2005 at a current rent of £350 per calendar month (Holding over).

Current Gross Rent Reserved
£4,200 per annum (equivalent)

Leasehold Flat

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LOT

Wigan

10 Freckleton Street, Lancashire WN1 2DW

A Long Leasehold Semi-Detached House

Tenure

Long Leasehold. The property is held on a lease with an unexpired term of approximately 800 years. Please refer to the Vendor's solicitors for further details.

Location

Freckleton Street is located approximately a mile north of Wigan town centre and the property is situated to the west of its junction with Wigan Lane. Wigan town centre provides a good range of shops, schools, bus services, college, hospital and Wigan Rail Station.

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 a garage.

Accommodation

Ground Floor – Two Reception Rooms, Kitchen, Bathroom/WC

First Floor – Three Bedrooms

Outside – Attached Garage



To View

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

Vacant Possession

VACANT – Long Leasehold House

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LOT

Birmingham

21 Mackenzie Road, Moseley, West Midlands B11 4EP

BY ORDER OF THE JOINT LPA RECEIVERS MR P HAYWARD AND D MASON

Tenure

Freehold.

Location

The property is situated on Mackenzie Road which is located off Wake Green Road (B4217) in the Moseley district of Birmingham. Local amenities are available in Moseley. The more extensive amenities of Birmingham city centre are accessible to the north. There are mainline Rail stations in Birmingham city centre. The B4217, A34, A38 and M6 Motorway are all accessible. The university of Birmingham and Queen Elizabeth Hospital are to the west. The open spaces of Sparkhill Park and Moseley Nature Reserve are accessible.

Description

The property comprises a linked detached house arranged over ground, first and loft/attic floors beneath a pitched roof.

A Freehold House

Externally there is communal car parking to the front with access to an integral garage. There is a garden to the rear.

Accommodation

Ground Floor – Reception/Kitchen Diner, Further Reception Room, Cloakroom/WC

First Floor – Four Bedrooms, Two Bathrooms/WC

To View

Please email will.taylor@allsop.co.uk using subject heading 'Lot 154 – Viewing'.

Seller's Solicitor

Messrs Brecher Solicitors (Ref: J Stacy).
Tel: 0207 563 1000.
Email: j.stacy@brecher.co.uk

Vacant Possession on Completion



VACANT – Freehold House

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 £750 (including VAT) upon exchange of sale memoranda.