

## Coventry Flat 7 (Lot 244) and Flat 15 (Lot 245), 'Benedictine Court', Priory Place CV1 5SE

### Tenure

Leasehold. Please refer to the Vendor's Solicitors for lease and ground rent information.

### Location

Benedictine Court is located on Fairfax Street to the west of its junction with Ringway Whitefriars (A4053). The shopping facilities, bars and restaurants of Coventry are nearby. Coventry Rail Station is located approximately 0.6 miles to the south-west. The A4053 provides access to the A4600 and in turn the M5 and M69 Motorways. Coventry Cathedral is close by.

### Description

The property comprises two self-contained flats situated within a purpose built building arranged over lower ground, ground and three upper floors beneath a roof. Each property benefits from a balcony. To be offered individually.

Two Leasehold Self-Contained Purpose Built Flats. Each Flat subject to an Assured Shorthold Tenancy. To be offered Individually

### Accommodation and Tenancies

The property was not internally inspected by Allsop. The information in the schedule of Accommodation and Tenancies set out opposite was provided by the Vendor.

### Total Current Rent

Reserved

**£22,800 per annum  
from Two Flats**



### INVESTMENT – Two Leasehold Flats

Lot	Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £
244	7	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 17th September	£900 pcm (£10,800 pa)
245	15	Second	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 5th July 2013	£1,000 pcm (£12,000 pa)

### Seller's Solicitor

Messrs Curtis Parkinson (Ref: LG).  
Tel: 0115 964 7740.  
Email: louise.gardiner@curtisparkinson.com

## Abergele Flat 3, Morannedd, Groes Lwyd LL22 7TA

### BY ORDER OF RECEIVERS

A Leasehold Self-Contained Flat

### Tenure

Leasehold. The property is held on a lease for a term of 125 years from 29th September 2005 (thus having approximately 116 years unexpired). Please refer to the Seller's Solicitors for ground rent details.

### Location

The property is situated on the south side of Groes Lwyd to the east of its junction with Queens Road. As the property is centrally located it enjoys easy access to Market Street, where a range of shops and facilities can be found. Abergele and Pensarn Rail Station is less than 1 mile away and provides indirect access to Liverpool Central with journey times of approximately 1 hour 40 minutes. The A55 is also just to the north.

### Description

The property comprises a self-contained flat situated within a building arranged over ground and first floors beneath a pitched roof.



### Accommodation

The property was not internally inspected by Allsop. The following information was provided by the Receivers. We are informed that the property provides:

**One Bedroom Accommodation**

### Tenancy

Subject to an Assured Shorthold Tenancy for a term of 6 months from 10th December 2009 (Holding over) at a current rent of £3,900 per annum.

**Current Rent Reserved £3,900 per annum**

### INVESTMENT – Leasehold Flat

## Cottingham 49 Priory Road, East Riding of Yorkshire HU16 4RR



### BY ORDER OF MORTGAGEES

A Freehold Semi-Detached House

### Tenure

Freehold.

### Location

Priory Road is located to the south of Cottingham and the property is situated to the south of its junction with Newgate Street. Shops, schools, bus services and Cottingham Rail Station are provided in Cottingham whilst the more extensive facilities of Hull are available to the south-east providing a wider range of shops, college, university and hospital.

### Description

The property comprises a semi-detached house arranged over ground and first floors with a further room in the loft space beneath a pitched roof. The property benefits from a rear garden and off-street parking.



### Accommodation

**Ground Floor** – Reception Room, Kitchen/Diner/Conservatory, WC (fittings removed)

**First Floor** – Three Bedrooms, Bathroom/WC  
**Attic** – One Room

### To View

The property will be open for viewing every Wednesday and Friday before the Auction between 11.30 a.m. – 12.00 noon. (Ref: MW).

**Vacant Possession**

### 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](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.