



Gravesend
1 (Lot 251), 8 (Lot 252), 9 (Lot 253), 14 (Lot 254), 18 (Lot 255) & 20 (Lot 256)
Parkwoods,
Rochester Road,
Kent
DA12 2DW

- Six Self-Contained Residential Units
- To be offered Individually as Six Separate Lots
- Five Flats subject to Assured Shorthold Tenancies
- One Flat vacant
- Total Current Rent Reserved

£40,200 per annum (equivalent)
From Lots 251-255 with Lot 256 vacant

On the instructions of J Gershinson FRICS and A Kisby MRICS of Allsop LLP acting as Joint Fixed Charge Receivers



Tenure

1, 8, 9 and 14 are held freehold. 18 and 20 are held on long leases for a term of 999 years from February 2005 at a ground rent of £250 per annum.

Location

The properties are located on the east side of Rochester Road (A226) close to its junction with Abbey Road. Situated to the rear of an established parade of shops, the units benefit from easy access to local amenities. Gravesend Town Centre is only 1.1 miles to the west and provides a wide range of facilities. Within the town centre is Gravesend Rail Station which provides direct services to London St Pancras International with journey times of 24 minutes. The A2 is approximately 2.3 miles to the south and provides access to the M25 London Orbital.

Description

The properties comprise six self-contained residential units situated within a purpose built block arranged over ground and two upper floors beneath a pitched roof. To be offered individually as six separate lots.

Accommodation and Tenancies

The properties have not been internally inspected by Allsop. The information set out below was provided by the Receivers.

Lot	Address	Floor	Accommodation	Tenancy	Rent £ p.c.m.
251	1 Parkwoods	Ground & First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 4th July 2012 (holding over)	£750 p.c.m.
252	8 Parkwoods	First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 28th January 2012 (holding over)	£650 p.c.m.
253	9 Parkwoods	Ground & First	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 7th November 2007 (holding over)	£600 p.c.m.
254	14 Parkwoods	First & Second	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 12 months from 5th July 2012 (holding over)	£650 p.c.m.
255	18 Parkwoods	Second	Two Bedroom Accommodation	Subject to an Assured Shorthold Tenancy for a term of 6 months from 29th November 2013 (holding over)	£700 p.c.m.
256	20 Parkwoods	First	Reception/Kitchen, Two Bedrooms, Bathroom/WC	Vacant	-p

NB. The properties were not internally inspected by Allsop. The information was obtained from valuation reports.

Seller's Solicitor

Foot Anstey (Ref: JM).
 Tel: 0117 915 4625.
 Email: jennifer.martin@footanstey.com

INVESTMENT – Six Residential Properties

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.