



**SITUATION**

Located close to the junction with Bond Road in this pleasant residential area, being within close proximity to a number of local amenities including the Bitterne Park Triangle shopping area and within 1 mile of Bitterne Rail Station. Southampton city centre is just 2 1/2 miles south-west of the property where further shopping facilities are located as well as the University of Southampton.

**PROPERTY**

A semi-detached house converted to form **2 Self-Contained Flats** on ground and first floor level, each with their own separate entrance. There is a 55 ft deep rear garden which is shared between the two flats.

**VAT is NOT payable in respect of this Lot**

**FREEHOLD**

**TENANCIES & ACCOMMODATION**

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
No 20 (Ground Floor Flat plus section of rear garden)	Not inspected.	Individual	99 years from 29th September 2006	£100	FRI
No 20a (First Floor Flat plus section of rear garden)	2 Bedrooms, Living Room, Kitchen/Diner, Bathroom/WC <b>(GIA Approx. 825 sq.ft.)</b>	<b>VACANT</b> <b>(Note: Potential to create additional accommodation in the loft, subject to obtaining the necessary consents)</b>			Newly decorated. Electric Heating. uPVC double glazing.

**Vacant 2 Bed Flat**

The Surveyors dealing with this property are **STEVEN GROSSMAN** and **JONATHAN ROSS**

\* Refer to Point 9 in the 'Notice to all Bidders' page

**VENDOR'S SOLICITORS**  
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FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE  
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts