



SITUATION

Opposite the junction with Ward Avenue in this residential area located within walking distance of Cowes town centre and Harbour. Cowes is located on the A3020 and is one of the main seaside towns on the north coast of the Isle of Wight which runs regular ferry services to Portsmouth.

PROPERTY

Forming part of a purpose built apartment block comprising an unmodernised **Self-Contained 2 Bed Flat** on the second floor. The property includes a balcony at the rear with a sea view.

ACCOMMODATION¹

Second Floor Flat

Believed to be 2 Bedrooms, Living Room, Kitchen, Bathroom/WC

GIA Approx. 495 sq ft

¹Not inspected internally by Barnett Ross. Area taken from EPC.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 1011 years from 23rd November 1979 at a fixed ground rent of £10 p.a.

TENANCY

The property is let on a Regulated Tenancy to an **Individual** at a current rent of **£5,980 per annum** exclusive (£115 per week).

Effective Date of Registration 11th August 2019

£5,980 per annum

The Surveyors dealing with this property are
John Barnett and Elliott Greene

Joint Auctioneers

Athawes, Son & Co
Tel: 020 8992 0056 Ref: Mark Stevens
Email: mark@athawes.co.uk

Vendor's Solicitors

Lamb Brooks LLP
Tel: 01256 844 888 Ref: Nigel Bourne
Email: nigel.bourne@lambbrooks.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**



Rear Balcony
of Flat