



SITUATION

Located just a short distance from the various multiple shopping facilities, restaurants, cafés, bars and tourist attractions within the Town Centre.

Bournemouth Pier and the Sea Front is approx. a 10 minute walk away and Bournemouth Station (Cross Country and South Western Services) is approx. 1 ½ miles away.

Bournemouth is a popular seaside resort on the south coast, approximately 30 miles south-west of Southampton.

PROPERTY

Forming part of a terraced building comprising a newly decorated and carpeted **Self-Contained 2 Bed Flat** on the ground floor with gas central heating.

In addition, there is use of a communal rear garden.

ACCOMMODATION

Ground Floor Flat

2 Bedrooms
Living Room
Kitchen
Bathroom/WC

Area Approx 506 sq ft¹

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

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years from 28th May 1986 at a ground rent of £100 p.a. rising to £200 p.a. in 2052 (see Note 1).

Offered with Vacant Possession

Note 1: Refer to the Auctioneers and the Special Conditions of Sale in the legal pack regarding the 90 year lease extension and extinguishment of the ground rent.

Note 2: The leaseholders are currently progressing a Right to Manage.

Note 3: A 1 bed flat on the first floor in this building is currently on the market for offers in excess of £150,000.

Note 4: Refer to the Auctioneers for the video tour of flat No.11a.



Vacant 2 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and **Elliott Greene**

Vendor's Solicitors

Lee Pomeranc
Tel: 020 8201 6299 Ref: Michael Lee
Email: michaellee@leepomeranc.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,500 including VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**