



SITUATION

Located at the corner of Salisbury Road within approx. 150 yards of the pedestrianised town centre shopping thoroughfare and under 1 mile from Pokesdown Rail Station (South Western Services). Boscombe Pier and the Sea Front is just ½ mile distant and Bournemouth Town Centre lies approx. 2 miles to the west. Boscombe is a suburb of the thriving coastal town of Bournemouth which benefits from good road communications with the A338 providing direct access to the A31 and the M27.

PROPERTY

Forming part of a corner building comprising a recently refurbished **Self-Contained 1 Bed Flat** on the first floor accessed from a communal entrance on Salisbury Road.

ACCOMMODATION¹

First Floor Flat

Bedroom
Living Room/Kitchen
Shower Room/WC

¹Not inspected by Barnett Ross.

VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 99 years (less 10 days) from 25th March 1989 at a ground rent of £300 p.a. rising to £450 p.a. in 2055 (see Note).

Offered with Vacant Possession



Note: The Vendor has served a section 42 Notice quoting £7,000 for a 90 year lease extension and extinguishment of the ground rent. Between exchange and completion, the Purchaser can request that the Vendor is to assist with completing the lease extension – refer to the Special Conditions of Sale in the legal pack.

Vacant 1 Bed Flat

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

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'**

Vendor's Solicitors

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