

**Poole**  
**Flats 2 (Lot 28),**  
**5 (Lot 29) and**  
**6 (Lot 30),**  
**Blair Court,**  
**18 Blair Avenue,**  
**Parkstone,**  
**BH14 0DA**

- **Three Long Leasehold Self-Contained Purpose Built Flats**
  - Each Flat Provides Two Bedroom Accommodation
  - To be offered Individually as Three Separate Lots
- Vacant Possession**



**To View**  
Please Call: Frost & Co.  
Tel: 01202 778855 (Ref: CF).

**Seller's Solicitor**  
Messrs Michael Conn Goldsobel (Ref: SC).  
Tel: 0207 580 8902.  
Email: [simon.cohen@mcglaw.co.uk](mailto:simon.cohen@mcglaw.co.uk)



**Tenure**  
Long Leasehold. The properties are each held on a long lease for a term of 999 years from 29th September 1987 (thus having approximately 972 years unexpired) each at a current ground rent of £75 per annum.

**Location**  
The properties are situated on the south side of Blair Avenue which is located off Mansfield Road and Castle Hill (A35), just to the north-east of Poole town centre with its shopping facilities, resort attractions and harbour. The more extensive amenities of Bournemouth are also accessible to the east. Parkstone Rail Station is approximately 0.6 miles distant, with further bus and rail facilities being available in both Poole and Bournemouth. Bournemouth International Airport is also accessible to the north-east and the A35, A3040 and A338 are all close by.

**Description**  
The property comprises three self-contained flats situated within a detached purpose built block arranged over ground and two upper floors beneath a pitched roof. Externally there are communal grounds. Each flat has a designated garage in block. The flats will be offered individually as three separate lots.

**Accommodation**  
A schedule of Accommodation is set out below.

Lot No.	Flat No.	Floor	Accommodation
28	2	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC
29	5	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC. There is a balcony
30	6	First	Reception Room, Two Bedrooms, Kitchen, Bathroom/WC. There is a balcony

**VACANT – Three Long Leasehold Flats**

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](http://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.