

Bournemouth

5 Richmond Park Avenue, Dorset BH8 9DL

Tenure
Freehold.

Location
The property is located on the north side of Richmond Park Avenue, to the east of its junction with Charminster Road (B3063). Richmond Park Road (A3409) is nearby to the south and provides access to the A338 to the south-east. Local shops are available in Winton, with a more extensive range of shops and other facilities being accessible in Bournemouth town centre to the south-west. Rail services run from Bournemouth Station approximately 2.2 miles to the south, where a regular service to London is provided with a journey time of approximately 2 hours. The open spaces of Winton Recreation Ground and The New Forest National Park are nearby.

A Freehold Part Reversionary Ground Rent Investment secured upon a Detached Building internally arranged to provide Five Self-Contained Flats. Reversions from 2074

Description
The property comprises a part reversionary ground rent investment secured upon a detached building arranged over ground and two upper floors beneath a pitched roof. The property is internally arranged to provide five self-contained flats.

Accommodation and Tenancies
The property was not internally inspected by Allsop. The following information was provided by the Vendor. A schedule of Accommodation and Tenancies is set out opposite.

NB. The Lessees have **NOT** elected to take up their rights of pre-emption under the terms of the Landlord & Tenant Act 1987.

Total Current
Rent Reserved
£200 per annum
Reversions
from 2074

**INVESTMENT –
Freehold Ground
Rent**



Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
1	Ground	Two Bedroom Accommodation	Subject to a lease for a term of 99 years from 24th June 1975 (thus having approximately 59 years unexpired)	£50 (rising)
2	Ground	Two Bedroom Accommodation	Subject to a lease for a term of 99 years from 24th June 1975 (thus having approximately 59 years unexpired)	£50 (rising)
3	First	Two Bedroom Accommodation	Subject to a lease for a term of 189 years from 24th June 1975 (thus having approximately 149 years unexpired)	Peppercorn
4	First	Two Bedroom Accommodation	Subject to a lease for a term of 99 years from 24th June 1975 (thus having approximately 59 years unexpired)	£50 (rising)
5	Second	Three Bedroom Accommodation	Subject to a lease for a term of 99 years from 24th June 1975 (thus having approximately 59 years unexpired)	£50 (rising)
Total				£200 p.a.

Southampton

15A & B Denzil Avenue, Hampshire SO14 0LP

BY ORDER OF A HOUSING ASSOCIATION

Tenure
Freehold.

Location
The property is located on the south side of Denzil Avenue, to the east of its junction with Frederick Street. Denzil Avenue leads to Onslow Road (A335) to the west, which in turn provides access to the M27 Motorway (Junction 5). The M3 Motorway (Junction 14) is to the north. An extensive range of shops and other facilities is available in Southampton to the south. Rail services run from Southampton Central Station approximately 1.2 miles to the south-west. The open spaces of East Park and Southampton Common are nearby.

Description
The property comprises a semi-detached building arranged over ground and first floors beneath a pitched roof. The property is internally arranged to provide two self-contained flats. Externally the property benefits from a garden to the rear.

A Freehold Semi-Detached Building internally arranged to provide Two Self-Contained Flats

Accommodation

Flat	Floor	Accommodation
15A	Ground	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC/wash basin
15B	First	Reception Room, Two Bedrooms, Kitchen, Bathroom with WC/wash basin

To View
The property will be open for viewing every Monday and Thursday before the Auction between 10.30 – 11.00 a.m. These are open viewing times with no need to register. (Ref: MW)

Vacant Possession



**VACANT –
Freehold Building**