



Tenure

Freehold.

Location

The property is situated on the east side of Knole Road, located between Christchurch Road and St Clements Road. The local amenities of both Boscombe and Bournemouth being within easy reach. Further shopping facilities are available in Southampton to the north-east. The open green spaces of New Forest National Park are readily accessible. Bournemouth Beach is also within easy reach to the south. Bournemouth Rail Station is within close proximity to the west.

Description

The property comprises a former hotel comprising a detached double fronted building arranged over ground and first floor. The property is internally arranged to provide ten bedsitting rooms plus manager's accommodation with eight bathrooms. To the front is hard standing for car parking. The rear garden is laid to hard standing and pea shingle.

Accommodation

Ground Floor – Five Rooms, Two Kitchens, Lean-To Utility Area, Shower Room with WC and wash basin
Manager's Flat comprising Three Rooms, Kitchen, Bathroom with WC and wash basin

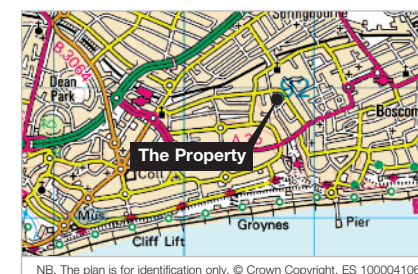
First Floor – Seven Rooms all with En-Suite, Shower Room with WC and wash basin, Separate WC

Site Area Approximately 0.046 Hectares (0.113 Acres)

Bournemouth 'Former Abbey Court Hotel', 28 Knole Road, Dorset BH1 4DH

- **A Freehold Double Fronted Detached Building occupying a Site extending to Approximately 0.046 Hectares (0.113 Acres)**
- Internally arranged to provide 10 Bedsitting Rooms plus Manager's Accommodation
- Possible potential for redevelopment subject to obtaining all necessary consents

BY ORDER OF MORTGAGEES



NB. The plan is for identification only. © Crown Copyright, ES 100004106



To View

The property will be open for viewing every Tuesday and Thursday before the auction between 10.00 a.m. – 10.30 a.m. (Ref: JA)

Joint Auctioneer

McConnell Property Group (Ref: Kevin).
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Seller's Solicitor

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VACANT – Freehold

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.

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.