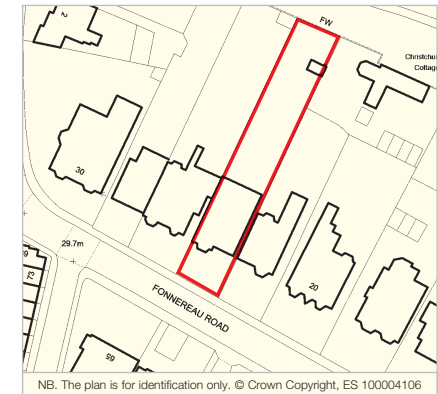


Ipswich

24 Fonnereau Road, Suffolk IP1 3JP

- **A Freehold Detached Building internally arranged to provide Six Self-Contained Flats (3 x One Bedroom Flats, 2 x Two Bedroom Flats and 1 x Three Bedroom Flat)**
- Five Flats subject to Assured Shorthold Tenancies
- One Flat subject to an Assured Tenancy
- Communal Garden
- To be offered Collectively as One Lot
- Total Current Rent Reserved
£37,380 per annum (equivalent)



Seller's Solicitor

Messrs Hamlins LLP (Ref: MH).
Tel: 0207 355 6024.
Email: mhurst@hamlins.co.uk

To View

To view please email
pam.huggett@allsop.co.uk using the subject
heading 'Viewings Lot 84'.

INVESTMENT – Detached Building



Tenure

Freehold.

Location

The property is situated on the north side of Fonnereau Road, close to its junction with High Street. An extensive range of shops and other facilities is available in Ipswich town centre to the south. Rail services run from Ipswich Station, approximately 1.3 miles to the south-west. The A1214, A14 and A12 are accessible. The open spaces of Christchurch Park are nearby. Local schools and colleges are within a two mile radius, including Suffolk New College 0.8 miles to the south-east.

Description

The property comprises six self-contained flats situated within a detached building arranged over basement, ground and two upper floors beneath a roof. The property benefits from a rear communal garden. To be offered collectively as one lot.

Accommodation and Tenancies

The property was not internally inspected by Allsop.
The information in the schedule of Accommodation and Tenancies set out below was provided by the Vendor.

Flat	Floor	Accommodation	Terms of Tenancy	Current Rent Reserved £ p.a.
Flat 1	Ground	Reception Room, Kitchen/Diner, Two Bedrooms, Bathroom with shower and WC	Subject to an Assured Shorthold Tenancy from 14th January 2015 expiring 14th January 2016 (holding over)	£6,300 p.a.
Flat 2	Ground	Reception Room, Kitchen, Bedroom, Bathroom, Separate WC	Subject to an Assured Shorthold Tenancy from 9th January 2016 expiring 8th January 2017	£6,600 p.a.
Flat 3	First	Reception Room, Kitchen, Bedroom, Bathroom/WC	Subject to an Assured Shorthold Tenancy from 1st April 2016 expiring 31st March 2017	£5,040 p.a.
Flat 4	First	Reception Room, Kitchen, Three Bedrooms, Bathroom, Separate WC	Subject to an Assured Shorthold Tenancy from 8th April 2015 expiring 7th April 2016 (holding over)	£7,140 p.a.
Flat 5	Second	Reception Room/Kitchen, Two Bedrooms, Bathroom/WC	Subject to an Assured Shorthold Tenancy from 28th February 2016 expiring 27th February 2017	£6,600 p.a.
Flat 6	Second	Reception Room, Kitchen, Bedroom, Bathroom/WC	Subject to an Assured Tenancy	£5,700 p.a.
				Total £37,380 p.a.

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.