

**East Cowes**  
**51 Adelaide Grove,**  
**Isle of Wight**  
**PO32 6DD**

**Tenure**  
 Freehold.

**Location**  
 The property is located on the east side of Adelaide Grove, which runs between Falcon Road and Yarborough Road. Local shops and amenities are within easy walking distance in East Cowes and include Waitrose and Co-op. Local bus routes are readily available and the open spaces of Jubilee Recreational Ground are within easy reach. The ferry terminal is within walking distance and provides services to Southampton.

**Description**  
 The property comprises an end of terrace house arranged over ground, first and second floors beneath a pitched roof. The property benefits from front and rear gardens.

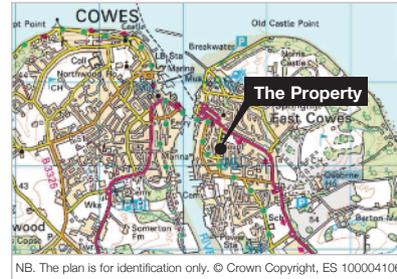
**VACANT – Freehold House**

**A Freehold End of Terrace Three Bedroom House with Front and Rear Gardens. Close to Cowes Town Centre**

**SIX WEEK COMPLETION**

**Accommodation**  
**Ground Floor** – Two Reception Rooms, Lean-to, Kitchen, Bathroom/WC  
**First Floor** – Two Bedrooms  
**Second Floor** – Bedroom

**To View**  
 The property will be open for viewing every Tuesday and Saturday before the Auction between 9.30 – 10.00 a.m. These are open viewing times with no need to register. (Ref: UD).



**112**  
 LOT

**Downderry**  
**Celtic Shores,**  
**Beech Hill,**  
**Torpoint,**  
**Cornwall**  
**PL11 3NT**

**Tenure**  
 Freehold.

**Location**  
 Downderry is a coastal village situated between Seaton and Portwinkle. Plymouth is to the east and the A38 is to the north. Beacon Hill is located off Main Road, which in turn runs into Brenton Road. Celtic Shores overlooks Downderry Beach.

**Description**  
 The property comprises a ground rent investment secured upon a detached purpose built block arranged over lower ground, ground and two upper floors. Internally, the property is arranged to provide 14 self-contained flats.

**Tenancy**  
 Each flat is subject to a lease for a term of 999 years from 24th June 2003 (thus having approximately 984 years unexpired) each at a current ground rent of £250 per annum.

**A Freehold Ground Rent Investment secured upon a Purpose Built Block internally arranged to provide 14 Self-Contained Flats**

**Rights of Pre-emption**  
 The lessees HAVE elected to take up their rights of pre-emption under the terms of the Landlord and Tenant Act 1987.

**Management and Insurance**  
 The Freeholder has the right to manage and insure.



**Seller's Solicitor**  
 Messrs Harold Benjamin (Ref: UA).  
 Tel: 0208 872 3028.  
 Email: usha.ahmed@haroldbenjamin.com

**Total Current Rent Reserved**  
**£3,500 per annum**

**INVESTMENT – Freehold Ground Rent**



**113**  
 LOT

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.alltop.co.uk](http://www.alltop.co.uk).

**BUYER'S FEE:** The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000

**COSTS CHARGED BY THE SELLER:** Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

**LOT 111 SOLD PRIOR**