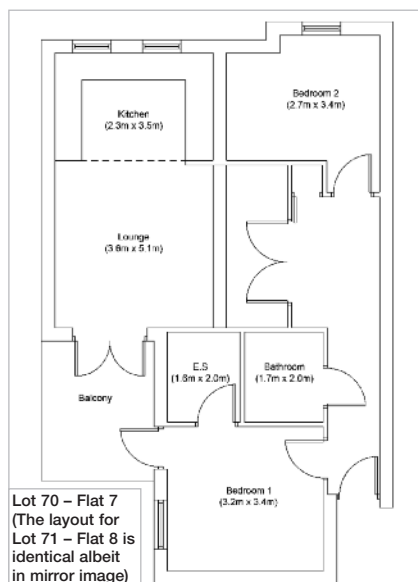


Bournemouth Flats 7 (Lot 70) & 8 (Lot 71), 20 Avonwood, Owls Road, Dorset BH5 1AF

- **Two Leasehold Self-Contained Purpose Built First Floor Flats**
- Each Flat subject to an Assured Shorthold Tenancy
- To be offered Individually as Two Separate Lots
- Total Current Gross Rent Reserved
£17,700 per annum



Seller's Solicitor

Messrs Lacey's Solicitors (Ref: TJ)..
Tel: 01202 557256.
Email: t.john@laceysolicitors.co.uk



Tenure

Leasehold. Each flat is held on a lease for a term of 99 years from 25th March 2004 (thus having approximately 97 years unexpired) at a current ground rent of £200 per annum.

Location

Bournemouth is a south coastal resort town approximately 107 miles south-west of central London, 32 miles west of Southampton and equidistant (5.7 miles) between Poole and Christchurch. With seven miles of sand, the area has traditionally been a popular holiday destination. Bournemouth University is located to the north of the town centre and provides a good source of tenants (18,200 students in 2014/15).

The property is situated on the north side of Owls Road, west of its junction with Sea Road. An extensive range of shops and amenities can be found within the Sovereign Shopping Centre, approximately 0.3 miles away. Bournemouth Rail and Bus Station is located approximately 1.6 miles west of the property. The Wessex Way (A338) provides access in and out of Central Bournemouth to the A31 and M3 Motorway. The entertainment of Bournemouth Pier is approximately 1.9 miles away.

Description

The property comprises two self-contained first floor flats situated within a purpose built block. The properties benefit from a communal garden, a lift and one allocated parking space per flat. The flats will be offered individually as two separate lots.

Accommodation and Tenancies

A schedule of Accommodation and Tenancies is set out below.

Lot	Flat	Accommodation	Terms of Tenancy	Current Rent £ p.a.
70	7	Reception/Kitchen, Two Bedrooms (One with En-suite), Bathroom, Balcony	Subject to an Assured Shorthold Tenancy for a term of 6 months from 11th September 2015	£9,300 p.a.
71	8	Reception/Kitchen, Two Bedrooms (One with En-suite), Bathroom, Balcony	Subject to an Assured Shorthold Tenancy for a term of 18 months from 25th June 2006 (holding over)	£8,400 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.alltop.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.

INVESTMENT - Two Leasehold Flats