

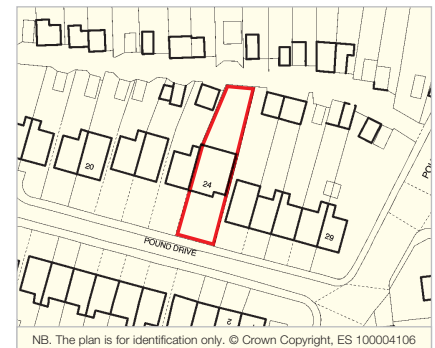
Bristol**24 & 24A Pound Drive,
Fishponds
BS16 2EG**

- **A Freehold Building**
- Internally arranged to provide a Self-Contained Ground Floor Flat and Upper Floor Maisonette (24) together with an End of Terrace House (24A)
- House subject to an Assured Shorthold Tenancy
- Ground Floor Flat Vacant
- Upper Floor Maisonette subject to an Occupancy on terms unknown
- Current Rent Reserved

**£16,200 per annum
(equivalent) From
House & Maisonette.
Flat Vacant**

On the instructions of
Joint Fixed Charge Receivers

allsop

**To View**

The property will be open for viewing every Tuesday and Friday before the Auction between 3.45 – 4.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Berwin Leighton Paisner LLP
(Ref: TMRT/R2000.05305).
Email: thomas_mortimore@blplaw.com
Tel: 0203 400 3822.

Freehold Building**Tenure**

Freehold.

Location

The property is situated on Pound Drive, to the west of Pound Lane. Local amenities are available along Fishponds Road. More extensive shopping facilities, restaurants and bars are available within Bristol city centre. Stapleton Road Rail Station is located approximately 2 miles to the south-west. The A432, M32 and M4 motorways are accessible. UWE Bristol (University of the West of England) is very close by.

Description

The property comprises an end of terrace building arranged over ground and first floors beneath a pitched roof. Internally, the property is arranged to provide an end of terrace house, a self-contained ground floor flat and self-contained upper floor maisonette. The property benefits from a rear garden and off-street parking.

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 Receivers.

No.	Floor	Accommodation	Terms of Tenancy	Current Rent £ p.a.
24	Ground	Two Bedroom Accommodation	Vacant	–
24	First Floor Second Floor	Two Bedroom Maisonette	Occupied by Terms Unknown*	£7,800
24A	Ground Floor First Floor	Two Bedroom House	Assured Shorthold Tenancy for a term of 6 months from 17th September 2008 (Holding over)	£8,400

* The Receivers do not hold tenancy documents. The Current Rent Reserved figures were provided by the Tenants.

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.