

Bournemouth

Flat 4 Julian Terrace, 134 Seabourne Road, Dorset BH5 2HZ

Tenure

Leasehold. The property is subject to a new lease for a term of 125 years from the date of completion at an initial ground rent of £250 per annum.

Location

The property is located on the east side of Seabourne Road, to the south of its junction with Southville Road. Seabourne Road leads to Christchurch Road (A31) to the north, which in turn provides access to the A338 to the west. Local shops are available along Seabourne Road, with a more extensive range of shops and other facilities being accessible in Bournemouth town centre. Rail services run from Pokesdown Station, less than half a mile to the north. The open spaces of Bournemouth's Seafont and The New Forest National Park are nearby.

A Leasehold Self-Contained First Floor Flat

Description

The property comprises a self-contained first floor flat situated within a mid terrace building arranged over ground and two upper floors beneath a flat roof.

Accommodation

First Floor – Reception Room, Two Bedrooms, Kitchen and Bathroom with WC and wash basin

To View

The property will be open for viewing every Monday and Thursday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Messrs KHH Law (Ref: Mr N Hanan).
Tel: 0208 826 2136.
Email: nhanan@khhlaw.co.uk

Vacant Possession



VACANT – Leasehold Flat

Bournemouth

Flat 6, Grove Mansions, 32 Grove Road, Dorset BH1 3DA

Tenure

Leasehold. The property is held on a lease for a term of 74 years from 24th June 1958 (thus having approximately 17 years unexpired) at a peppercorn ground rent.

Location

Grove Mansions are situated on the north side of Grove Road to the west of its junction with Manor Road. Bournemouth's beach and seafont is located around 100 metres to the south and just beyond the Cumberland and Suncliff Hotels which form part of a portfolio which has recently been purchased by a Qatari firm and where a schedule of refurbishment is anticipated. An extensive range of shops, amenities and leisure facilities is available in Bournemouth town centre and both Poole and Christchurch are also accessible to the west and east respectively. Rail services run from Bournemouth Station and the nearby A338 provides access to the A31 and in turn the M3 Motorway.

A Leasehold Self-Contained Purpose Built Second Floor Flat

Bournemouth Airport is situated to the north and the further extensive open spaces of The New Forest National Park are also accessible to the north-east.

Description

The property comprises a self-contained second floor flat situated within a purpose built block arranged over ground and two upper floors. The property benefits from communal gardens to the rear.

Accommodation

Reception Room, Kitchen/Dining Room, Three Bedrooms, Bathroom, Separate WC

To View

Please email simon.hepworth@allsop.co.uk using the subject heading 'Viewings – Lot 62'.

Seller's Solicitor

Messrs Gales Solicitors (Ref: Ms P Eaves).
Tel: 01202 512227.
Email: peaves@gales-solicitors.co.uk

Vacant Possession



Rear Elevation

VACANT – Leasehold Flat

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.