



Tenure

Leasehold. Each unit is subject to a lease for a term of 99 years from 7th November 2007 (thus having approximately 92 years unexpired) at a ground rent of £150 per annum.

Location

The property is situated in Southsea town centre on the north-east side of Stanley Street. The local amenities of Palmerstan Road are within walking distance to the south. The further extensive shopping facilities of 'Gun Wharf Quays' shopping complex are available to the north-west. The open spaces of Southsea Common are within easy reach to the south. Portsmouth and Southsea Rail Station is within close proximity to the north.

Description

The property comprises two self-contained residential units situated within a mid terrace building arranged over ground and two upper floors beneath a pitched roof. There is a rear garden. There is also a garage (accessed from Stanley Lane). The units will be offered collectively as one lot.

Accommodation

A schedule of Accommodation is set out below.

Flat	Floor	Accommodation
Flat A	Ground Floor	Open Plan Kitchen/Reception Room, Three Bedrooms (One with Access to Garden), Shower Room with WC and wash basin, Bathroom with WC and wash basin. Outside there is a rear Garden and Garage (accessed from Stanley Lane)
Flat B	First Floor	Open Plan Kitchen/Reception Room, Two Bedrooms, Bathroom with WC and wash basin, Separate WC and wash basin, Shower Room with wash basin
	Second Floor	Two Rooms (Eaves Affected)

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.

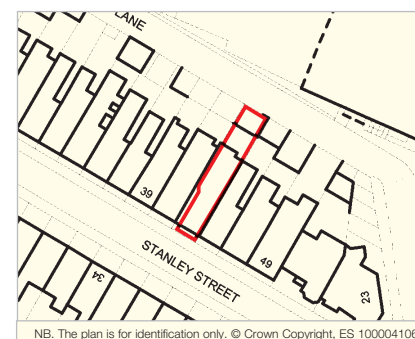
Southsea

43A and B, Stanley Street, Hampshire PO5 2DS

- Two Leasehold Self-Contained Residential Units
- Rear Garage
- To be offered Collectively as One Lot

Vacant Possession

**ON THE INSTRUCTION OF THE
TRUSTEE IN BANKRUPTCY**



To View

The property will be open for viewing every Wednesday and Friday before the Auction between 11.00 – 11.30 a.m. (Ref: MW).

Seller's Solicitor

Messrs C H Hausmann & Co
(Ref: B Gettings).
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Email: b.gettings@chhausmann.co.uk

VACANT – Two Leasehold Units