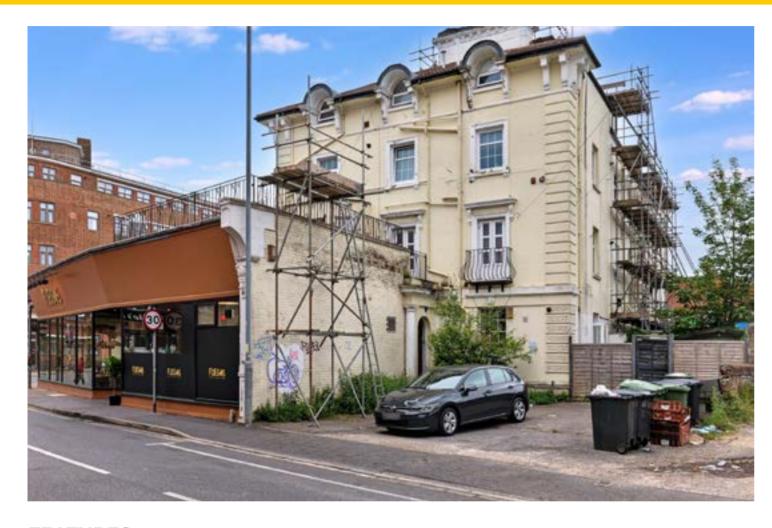


# John Pye Property Auctions



#### **FEATURES**

- · Online auction date 10 & 11 November
- · Ground floor studio flat
- · Private courtyard area
- · Suitable for investors only
- · Gross yield of 10.2%

- · Guid price £75,000+
- · To be sold with the tenant in situ
- · Rental income of £850 pcm
- · Car parking space included
- · Current ground rent of £50 pa

### Guide Price: £75,000+

#### **Ground Floor Studio Flat**

Flat 1, Clare House Grove Road Southsea, PO5 1JL

#### **OVERVIEW**

For sale by online auction, a ground floor studio flat which is to be sold with the tenant in situ.

There is separate ensuite bathroom adjacent to the entrance, with the remaining accommodation being open plan. The kitchen area is on the right hand side of the flat next to the bathroom.

A set of double doors within the main living space open up on to a private courtyard area which has been paved and accommodates a garden shed.

The property is to be sold with the tenant in situ, therefore suitable for investment purposes only. The rent payable on the tenancy agreement is £850 per calendar month.

Southsea is located in the south of Portsmouth and the property is situated on the west side of Grove Road North, off Elm Grove.

#### Floor Area

Total floor area: 25 m2 / 269 ft2 (taken from floor plan)

## Lot No.2

Auction date 10 & 11 November

#### **Council Tax**

Rated within council tax band A.

#### **EPC**

The property is rated within band D and expires on the 9th of June 2035 <a href="https://find-energy-certificate.service.gov.uk/energy-certificate/5009-3585-3712-0096-7202">https://find-energy-certificate.service.gov.uk/energy-certificate/5009-3585-3712-0096-7202</a>

#### **Broadband Checker**

https://www.broadband.co.uk/checker/

#### **Tenure**

Long leasehold for a term of 125 years from 11th November 1986. The ground rent is currently £50 pa increasing to £75 in 2026 for another 40 years.

#### Rent

The rent is currently £850 pcm.

#### Viewings

Please contact John Pye Property by email at property@johnpye.co.uk or on 0115 9706060.

#### **Buyers Premium**

3% (min.£4,500) inc. VAT

#### Deposit

10% deposit payable in addition to the Buyer's Premium

Disclaimer: John Pye Surveyors Limited trading as John Pye Property, a company incorporated and registered in England and Wales. Head and Registered Office; James Shipstone House, Radford Road, New Basford, Nottingham, NG7 7EA (Company Number; 15817491). John Pye Property for itself and for the vendors or lessors of this property, whose agent they are, give notice that: 1. The particulars have been prepared and issued in good faith and are set out as a general outline only for the guidance of intending purchasers and lessees and do not constitute part of that offer, contract or warranty. 2. Any information should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the existence or otherwise of and investigations into the existence or otherwise of any inspection or otherwise or lesses should satisfy themselves by inspection or otherwise as to the correctness of all the information or suitability of the existence or otherwise of any inspection or suitability of the existence or otherwise of any inspection or suitability of the purchaser to make representation or warrantied to be in working order. 6. All prices and rentals are quoted exclusive of VAT. 7. Copyright in these particulars vests in John Pye Property. 8. John Pye Property nor any of their employees have and authority to make or give representation or warranty whatsoever in relation to the property.