



All enquiries Ref: Callum Glenn



- **TO BE SOLD AS ONE LOT**
- **Two Leasehold Roof Spaces**
- **Landlords Consent to Convert to Flats (stpp)**
- **Full Vacant Possession**

Location:

Cameron Court is located in this residential area of Andover but ideally located for access to the town with the town centre being within approx. 5 minute walk. The town provides a comprehensive range of shopping and recreational facilities together with an array of open spaces. It is well positioned for transport links lying on the A303 with the A34 and M3 to the east and A338 to the west. Additional transport links include local bus services and the rail connection at Andover is some 5 minutes' walk from the property providing fast direct links to Basingstoke and London Waterloo.

Description:

This lot comprises two roof spaces at Cameron Court which are described and leased individually as the Second-Floor South elevation and second floor north elevation. Access to each of these areas would be provided by the installation of a staircase continuing from the common parts. The spaces are sold on an unconditional basis but with landlords consent granted for the conversion of each space to a self-contained flat subject only to planning permission and appropriate building and other regulations. Purchasers are deemed to have relied solely on their own enquiries in respect to planning and other permissions required to proceed with a development.

Accommodation:

Each area comprises the roof void for conversion(stpp) and whilst the auctioneers have not been able to inspect this area, taking an approximation from the lease plan each space is considered to have a footprint of some 800 sqft.

Tenure:

Each of the roof spaces is sold on a lease for a term of 105 years from 29th October 2020 at an fixed ground rent of £125 per annum.

