

Lot 159

Flat 3, 46 Queen Street, PORTSMOUTH,  
Hampshire, PO1 3HW

By Order of the Mortgagees  
(Not in Possession)

- Long leasehold third floor flat
- Grade II Listed
- Uninhabitable

#### Location:

The property is located on Queen Street. A comprehensive range of shops, bars and restaurants can be found within Portsmouth City Centre. Public transport links are available at Portsmouth Harbour Train Station lying to the south and at Portsmouth & Southsea Train Station located to the south east along with a network of local bus services serving the surrounding areas. The property is served by road links including the A3 lying to the east and the A2030 located to the south east. Recreational pursuits can be found locally.

**EPC Rating:** TBC.

#### Accommodation:

The auctioneers were unable to inspect the property at the time of print. It is understood that the property comprises 1 bedroom accommodation. Purchasers are deemed to rely upon their own enquiries as to the internal layout of the property.

**Council Tax Band:** TBC.

#### Lease:

Held on a lease for a term of 999 years from 25/12/1989.

#### Note 1:

The auctioneers have been advised of structural issues with the building. For further information please refer to the legal documentation.



#### Note 2:

The property is being sold by the mortgagees not in possession. We are unable to confirm if the property is occupied and no keys will be provided upon the sale of the property.