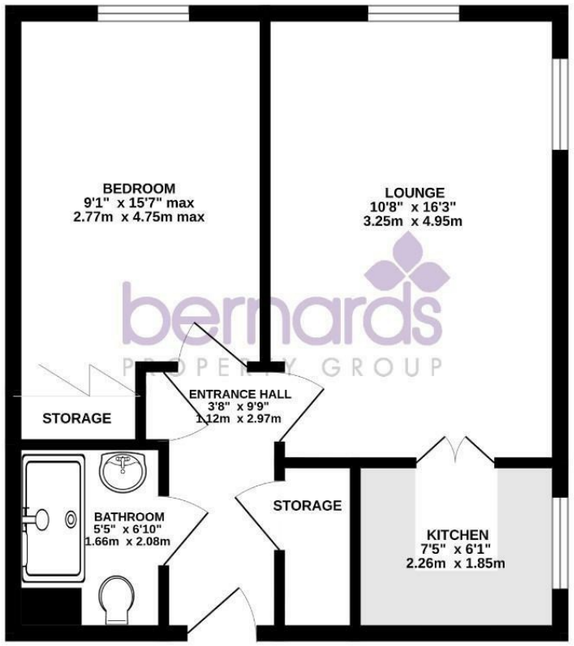
1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 439 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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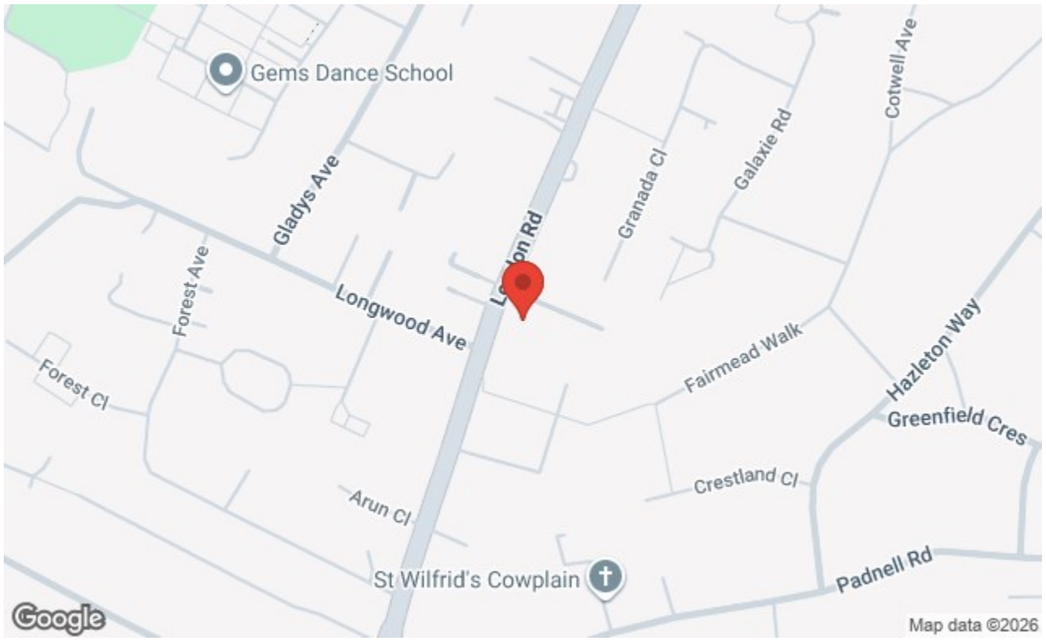


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

Auction Guide £75,000

Green Haven Court, Cowplain, Waterlooville
PO8 8EW

bernards THE ESTATE AGENTS

1 1 1

HIGHLIGHTS

- One Bedroom Apartment
- Retirement Apartment
- Parking For Visitors & Residents
- No Forward Chain
- Communal Gardens & Lounge
- Fitted Kitchen With Integrated Appliances
- Buggy Store
- Buyer Fees Apply
- T & C's Apply
- Subject to Reserve Price

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £75,000

Welcome to Green Haven Court, a delightful first-floor retirement apartment located in Cowplain, Waterlooville. This charming one-bedroom flat offers a perfect blend of comfort and convenience, ideal for those seeking a peaceful retirement lifestyle.

As you enter the property, you are greeted by a welcoming hallway that leads to all rooms. The open-plan lounge diner offers an abundance of natural light, creating a warm and inviting atmosphere. A lovely fireplace adds a touch of homeliness, making it an ideal space for relaxation or entertaining guests. The kitchen, conveniently adjacent to the lounge, is well-equipped with integrated appliances and ample cupboard space, perfect for those who enjoy cooking.

The spacious double bedroom features a fitted mirrored wardrobe, providing both storage and a sense of openness. From this room, you can enjoy pleasant views of the beautifully maintained communal gardens, enhancing the tranquil environment of the apartment. The shower room has been thoughtfully renovated to include a modern walk-in shower, ensuring accessibility and comfort.

Green Haven Court boasts a communal lounge with a kitchen, offering a generous space for socialising and entertaining fellow residents. Additional amenities include a laundry room and well-kept communal gardens, perfect for leisurely strolls. For visiting friends and family, there is a guest suite available at a discounted rate, allowing them to stay overnight with ease.

Parking is available for both residents and visitors, ensuring convenience for all. This property presents an excellent opportunity for those looking to enjoy a vibrant community in a serene setting. Don't miss the chance to make this lovely retirement apartment your new home.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL
3'8" x 9'8" (1.12m x 2.97m)

LOUNGE
10'7" x 16'2" (3.25m x 4.95m)

KITCHEN
7'4" x 6'0" (2.26m x 1.85m)

BEDROOM
9'1" x 15'7" (2.77m x 4.75m)

SHOWER ROOM
5'5" x 6'9" (1.66m x 2.08m)

STORAGE CUPBOARD

LEASEHOLD FURTHER INFORMATION
Lease Length: 107 Years Remaining Ground Rent: £600 per annum Service Charge: £3400 per annum Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

SOLICITOR QUOTES
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

HAVANT COUNCIL TAX BAND
Havant Borough Council: BAND E

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER VERIFICATION PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

PROPERTY REMOVALS
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

TENURE OF PROPERTY
Leasehold

AUCTIONEERS ADDITIONAL COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

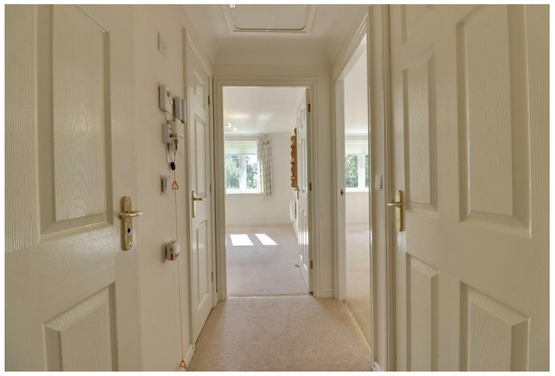
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.
These prices are subject to change.

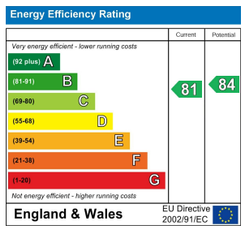
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.





Scan here to see all our properties for sale and rent

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