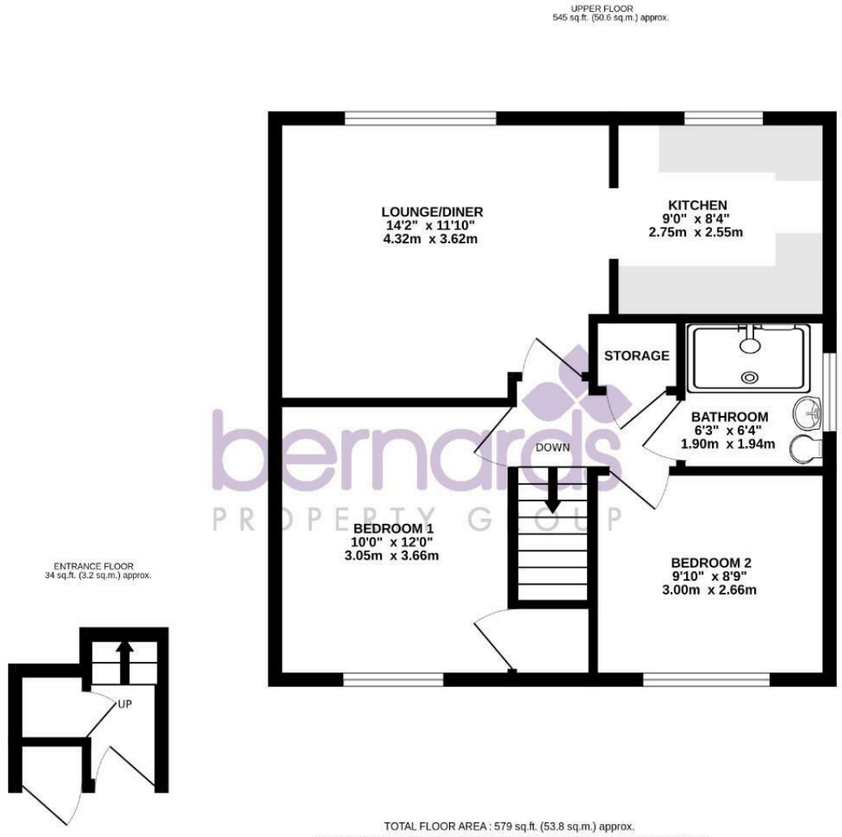


Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX
t: 02392 232 888

FOR SALE

# Auction Guide £100,000

## Rookwood View, Waterlooville PO7 6HT

2 1 1

## HIGHLIGHTS

- TWO BEDROOM
- FIRST FLOOR
- RETIREMENT FLAT
- NO CHAIN
- SHOWER ROOM
- COMMUNAL GARDENS
- OVER 55'S
- BUYER FEES APPLY
- T & C's APPLY
- SUBJECT TO RESERVE PRICE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

Welcome to this charming first-floor retirement flat located in the serene area of Rookwood View, Denmead, Waterlooville. Designed specifically for those aged 55 and over, this delightful property offers a comfortable and secure living environment, perfect for enjoying your golden years.

The flat features a spacious lounge/diner, providing an inviting space for relaxation and socialising with friends and family. The separate kitchen is well-equipped, allowing for easy meal preparation and culinary creativity. With two bedrooms, there is ample room for guests or the possibility of creating a personal study or hobby space.

The shower room is designed for easy access, ensuring convenience and safety for all residents. This thoughtful layout enhances the overall functionality of the flat, making it an ideal choice for those seeking a low-maintenance lifestyle.

One of the standout features of this property is that it comes with no onward chain, allowing for a smooth and hassle-free purchase process. This is particularly advantageous for those looking to settle into their new home without delay.

Situated in a peaceful community, this retirement flat offers a perfect blend of comfort and accessibility, making it an excellent choice for anyone looking to embrace a relaxed lifestyle in a supportive environment. Do not miss the opportunity to make this lovely flat your new home.

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

# PROPERTY INFORMATION

**ENTRANCE HALL**

**STAIRS TO FIRST FLOOR**

**LOUNGE/DINER**
14'2" x 11'10" (4.32 x 3.62)

**KITCHEN**
9'0" x 8'4" (2.75 x 2.55)

**BEDROOM 1**
10'0" x 12'0" (3.05 x 3.66)

**BEDROOM 2**
9'10" x 8'8" (3.00 x 2.66)

**BATHROOM**
6'2" x 6'4" (1.90 x 1.94)

**COUNCIL TAX BAND B**
The local authority is Havant borough council. BAND : B YEARLY £1751

**SOLICITORS**
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

**REMOVALS**
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

**OFFER CHECK**
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

**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.

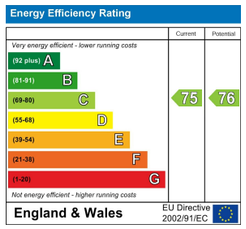
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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

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