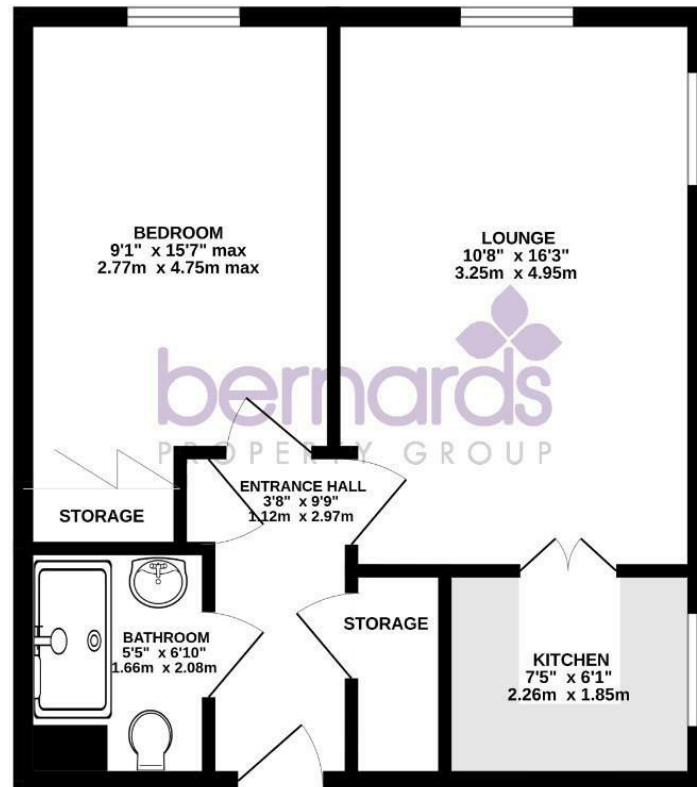
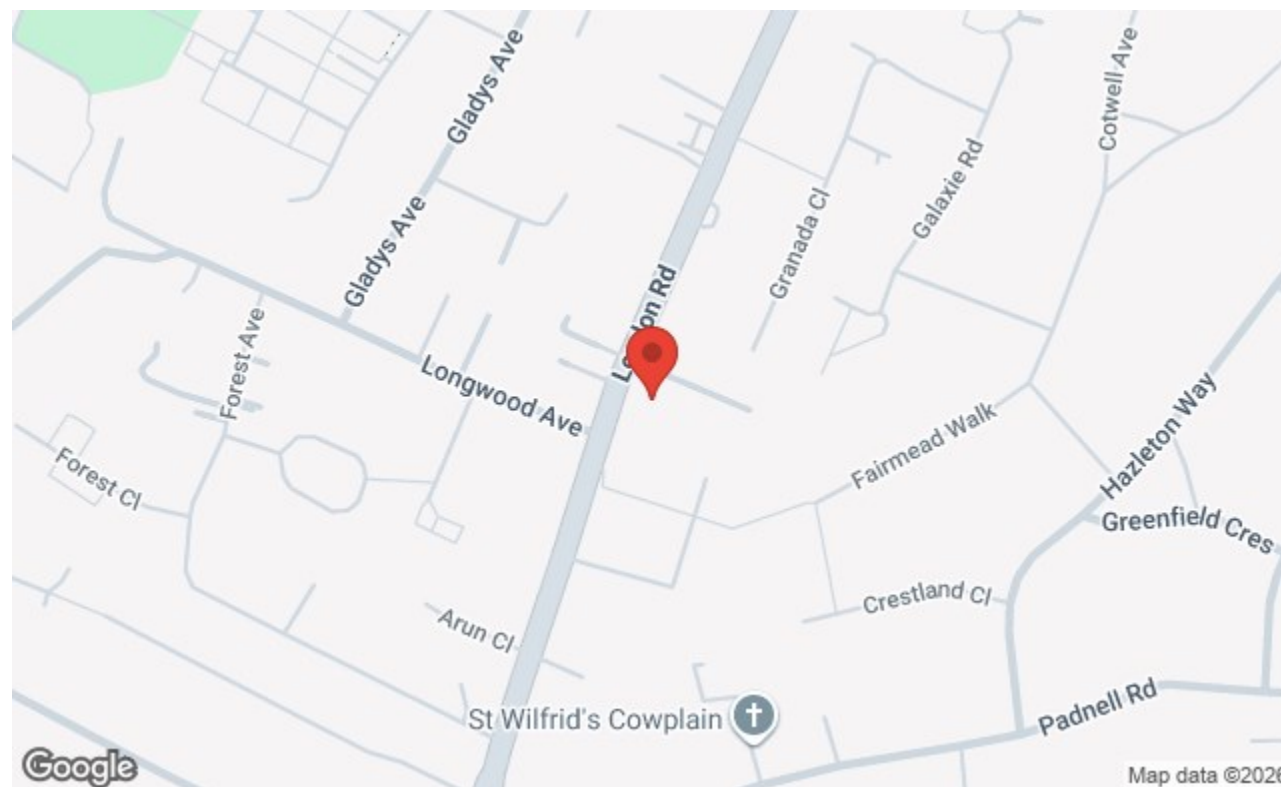


1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



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



Auction Guide £75,000

Green Haven Court, Cowplain, Waterlooville
PO8 8EW

bernards
THE ESTATE AGENTS



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Scan here to see all our properties for sale and rent



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

