



Guide Price £110,000

48F High Street, Portsmouth PO6 3AG



## HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ GREAT INVESTMENT OPPORTUNITY
- ❖ GOOD LEASE LENGTH REMAINING
- ❖ SITUATED ALONG COSHAM HIGH STREET
- ❖ NO ONWARD CHAIN
- ❖ TENANTS IN-SITU
- ❖ BUYERS FEES APPLY
- ❖ T & C's APPLY
- ❖ MODERN METHOD OF AUCTION
- ❖ SUBJECT TO RESERVE PRICE

**\*\* GREAT INVESTMENT OPPORTUNITY \*\* TENANTS IN-SITU \*\* NO ONWARD CHAIN \*\***

We are delighted to offer for sale this one bedroom top floor flat in Cosham, close to local shops and amenities and walking distance from Cosham train station.

For sale by Modern Method of Auction; Starting Bid Price

£110,000 plus Reservation Fee.

This property offers one double bedroom, bathroom suite, spacious lounge and modern kitchen

The property also offers gas central heating and double glazing.

**\*\*Further information, photos and measurement to follow\*\***

Call today to arrange a viewing  
02392 728 091

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



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# PROPERTY INFORMATION

## Auctioneer's Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should

always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

## Leasehold Information

Lease Length : 108 years remaining  
Ground Rent : 200  
Service Charge : 1,000

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

## Offer Check Procedure

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

## Conveyancing

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 conveyance 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.

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			
England & Wales		EU Directive 2002/91/EC	





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