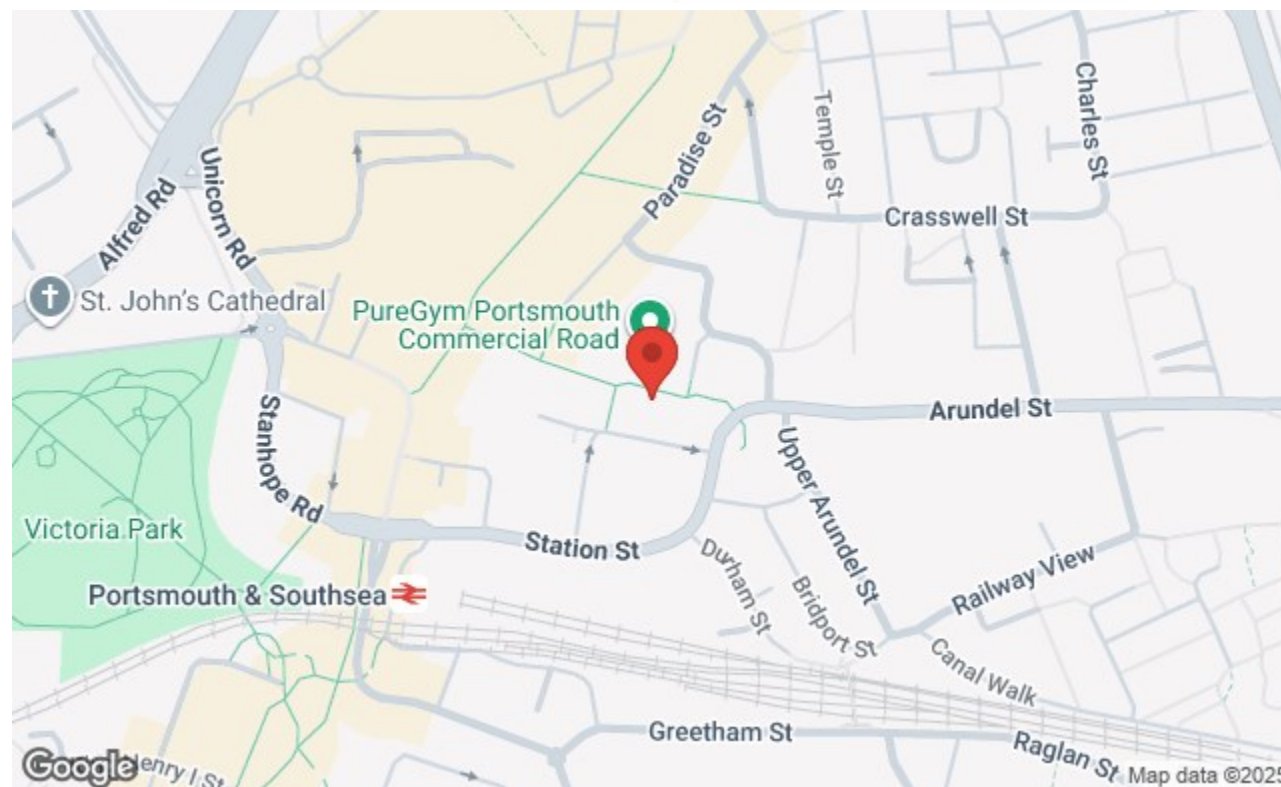


TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



By Auction £65,000

34-54 Arundel Street, Portsmouth PO1 1NL

**bernard's**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ OPEN PLAN KITCHEN/LOUNGE
- ❖ MODERN FINISH
- ❖ WALKING DISTANCE TO UNI
- ❖ CENTRAL LOCATION
- ❖ VIEW NOW
- ❖ SUBJECT TO RESERVE PRICE
- ❖ T & C's APPLY
- ❖ BUYERS FEE APPLIES
- ❖ CASH BUYERS ONLY

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £65.000 - Cash Buyers Only

We are delighted to welcome to the market this recently converted two bedroom flat in the sought after location of central Portsmouth, Close to local shops and amenities with excellent transport links and walking distance to the local university.

The property offers two bedrooms, kitchen/lounge with new flooring

and doors throughout. Boasting a fantastic modern finish, double glazing and electric central heating, this property really does have everything.

This property is currently vacant.

Call today to arrange a viewing

02392 728090

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





# PROPERTY INFORMATION

## KITCHEN/LOUNGE

23'11" x 13'5" (7.3 x 4.1)  
Wood effect flooring, smooth walls and ceiling, UPVC double glazed window, range of wall and base kitchen units, integrated electric oven and hob.

## BEDROOM ONE

16'0" x 7'10" (4.9 x 2.4)  
Carpet flooring, smooth walls and ceiling, UPVC double glazed window.

## BEDROOM TWO

12'1" x 6'2" (3.7 x 1.9)  
Carpet flooring, smooth walls and ceiling, UPVC double glazed window.

## BATHROOM

7'2" x 5'6" (2.2 x 1.7)  
Tile effect flooring, tiled walls, three piece bath suite.

## REMOVAL QUOTE

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.

## COUNCIL TAX

The local authority is Portsmouth city Council. Band A. However most students are exempt from paying council tax.

## LEASEHOLD INFORMATION

Lease Length: 986 REMAINING  
Ground Rent: £200  
Service Charge: £1,560

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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

## AUCTIONEER'S 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(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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