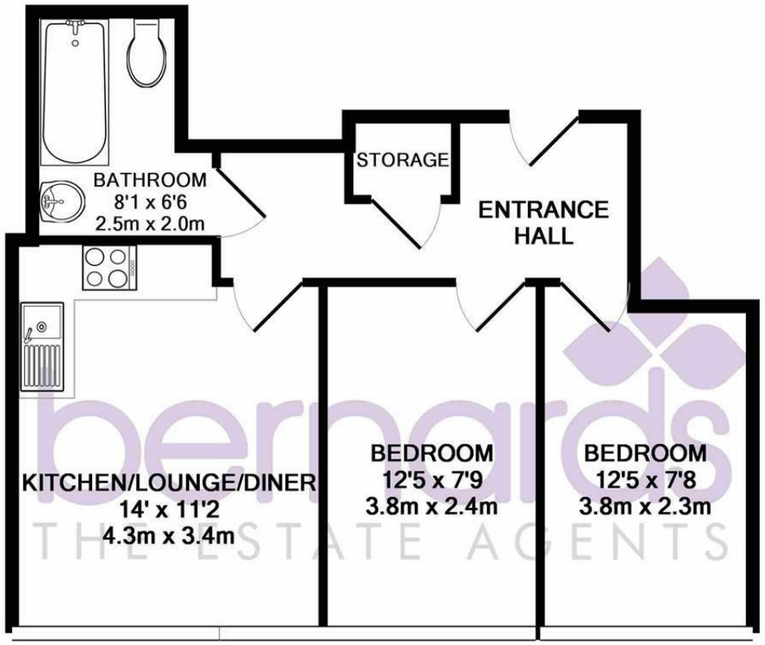

TOTAL APPROX. FLOOR AREA 468 SQ.FT. (43.5 SQ.M.)

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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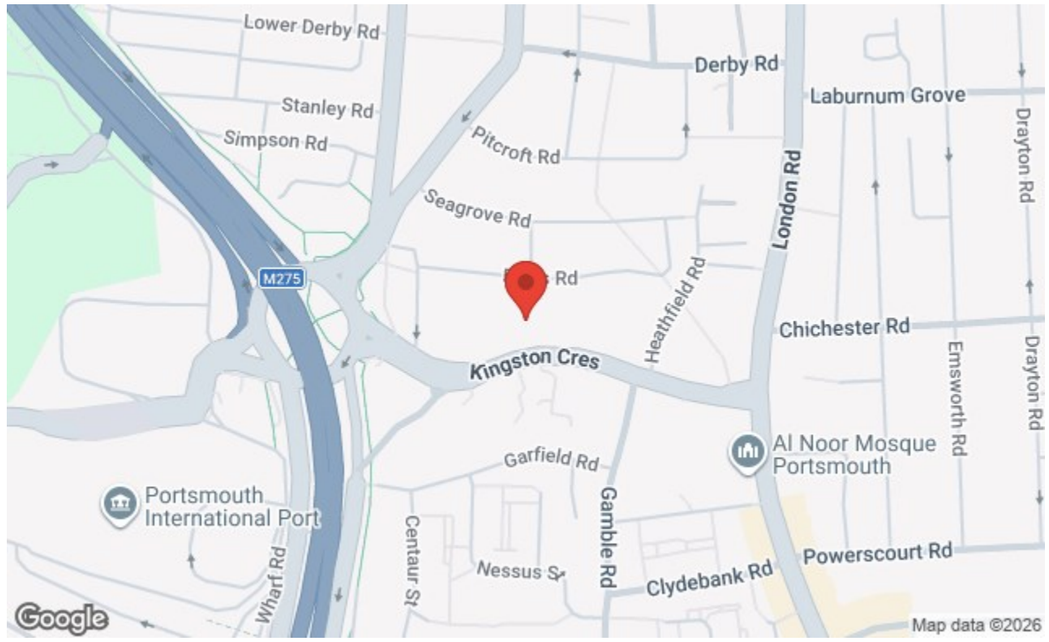


129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

By Auction £85,000

29-31 Kingston Crescent, Portsmouth PO2 8AA

bernards THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TWO BEDROOM APARTMENT
- ALLOCATED PARKING
- CENTRAL LOCATION
- MODERN FINISH
- RECENTLY CONVERTED
- PERFECT FOR INVESTORS
- BUYERS FEE APPLIES
- SUBJECT TO RESERVE PRICE
- T & C's APPLY
- MODERN METHOD OF AUCTION

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000

We are pleased to offer to the market this two bedroom, modern apartment in Kingston Crescent, North End.

Boasting a modern finish throughout, the flat offers two bedrooms, bathroom and lounge with kitchenette area. There is also an allocated off road parking space to the front of the building. The property also benefits from lift access.

Currently let for £900 per calendar month.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

BATHROOM
8'2" x6'6" (2.5 x2.0)
Tile effect flooring, range of smooth and tiled walls, three piece bathroom suite, shower over bath, heated towel rail.

KITCHEN/LOUNGE
14'1" x 11'1" (4.3 x 3.4)
woode effect flooring, smooth walls and ceiling, UPVC double glazed window, range of wall and base kitchen units, integrated electric oven and hob, space for washing machine and under -counter fridge.

BEDROOM ONE
12'5" x 7'10" (3.8 x 2.4)
Carpet flooring, smooth walls and ceiling, UPVC double glazed window, radiator.

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.

BEDROOM TWO
12'5" x 7'6" (3.8 x 2.3)
Carpet flooring, smooth walls and ceiling, UPVC double glazed window, radiator.

COUNCIL TAX
The local authority is Portsmouth city Council. Band A.

LEASEHOLD INFORAMTION
Lease Length: 118 YEARS REMAINING
Ground Rent: £200
Service Charge: £1,512

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.

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.

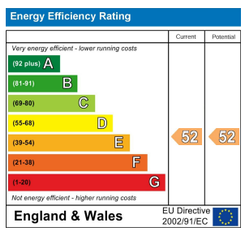
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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.



Scan here to see all our properties for sale and rent

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www.bernardsestates.co.uk