

By Auction £130,000

New Road, Portsmouth PO2 7RG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ ALLOCATED PARKING
- ❖ TWO BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ THREE PIECE BATHROOM
- ❖ NO FORWARD CHAIN
- ❖ IN NEED OF MODERNISING
- ❖ 976 YEAR LEASE
- ❖ IDEAL FOR INVESTORS/FTBS
- ❖ SECURE SALE

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £130,000

This two bedroom ground floor flat in New Road would make a great investment or first time purchase for those looking to put their own stamp on a property. Boasting two bedrooms, an open plan kitchen/lounge/dining area, and a three piece bathroom.

The standout features of this property are the allocated parking space as well as the 976 year lease!

To arrange your internal viewing of this property, please contact the Portsmouth Team on 02392 728090.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

21'7" x 11'3" (6.60 x 3.45)

BEDROOM ONE

14'6" x 8'0" (4.42 x 2.46)

BEDROOM TWO

11'11" x 7'1" (3.65 x 2.16)

BATHROOM

8'3" x 5'1" (2.54 x 1.55)

Council Tax

The local authority is Portsmouth City Council.

BAND : B – £1,614.24

Mortgage Advisor

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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.

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	52	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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New Road, Portsmouth, PO2

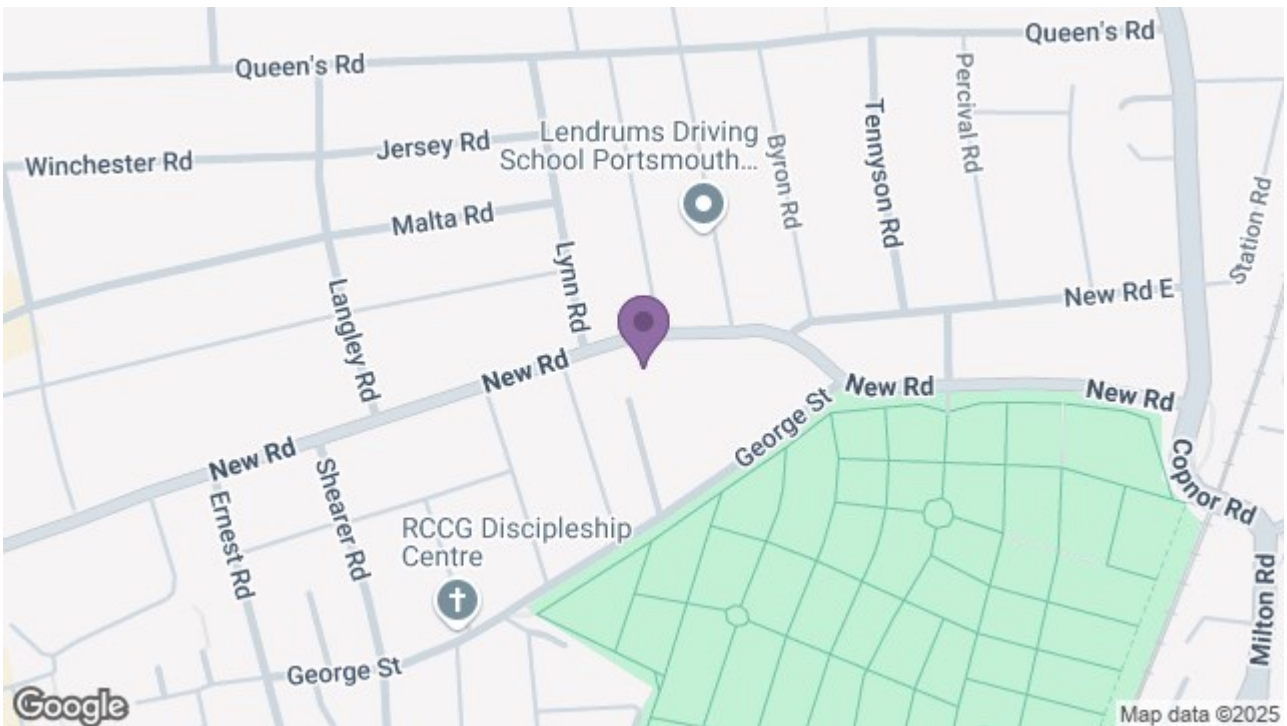
Approximate Area = 542 sq ft / 50.3 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1264384



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