



Goodrich House Huxley Way, Gosport PO12 2FF

welcome to

Goodrich House Huxley Way, Gosport

** Historic Royal Haslar Hospital ** Partial Sea Views ** Character Conversion ** Communally Allocated Parking ** One Bedroom **

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Communal Entrance Hall

Communal door leading to a sweeping staircase accessing all properties.

Entrance Hall

Sash window to rear aspect, radiator.

Lounge/Kitchen/Diner

22' 1" max x 19' 5" max (6.73m max x 5.92m max)
Two sash windows to the side aspect, two radiators, large storage cupboard, a range of wall and base level units, integrated fridge/freezer, washing machine, and dishwasher, integrated oven, hob and extractor fan, integrated microwave oven, inset stainless steel sink and drainer unit, quartz worksurfaces, space for a dining room table and chairs.

Bedroom

11' 2" max x 9' 9" max (3.40m max x 2.97m max)
Two sash windows to the side aspect, fitted wardrobes, radiator.

Bathroom

Five sash windows to the side and rear aspect, wash hand basin, shaver socket, heated towel rail, low level WC, bath with mixer tap, separate shower cubicle, tiled walls and floor, extractor fan.

Outside

Communal gardens with far reaching views of the Isle of Wight and the Solent.

Parking

Communally allocated parking servicing Goodrich House.





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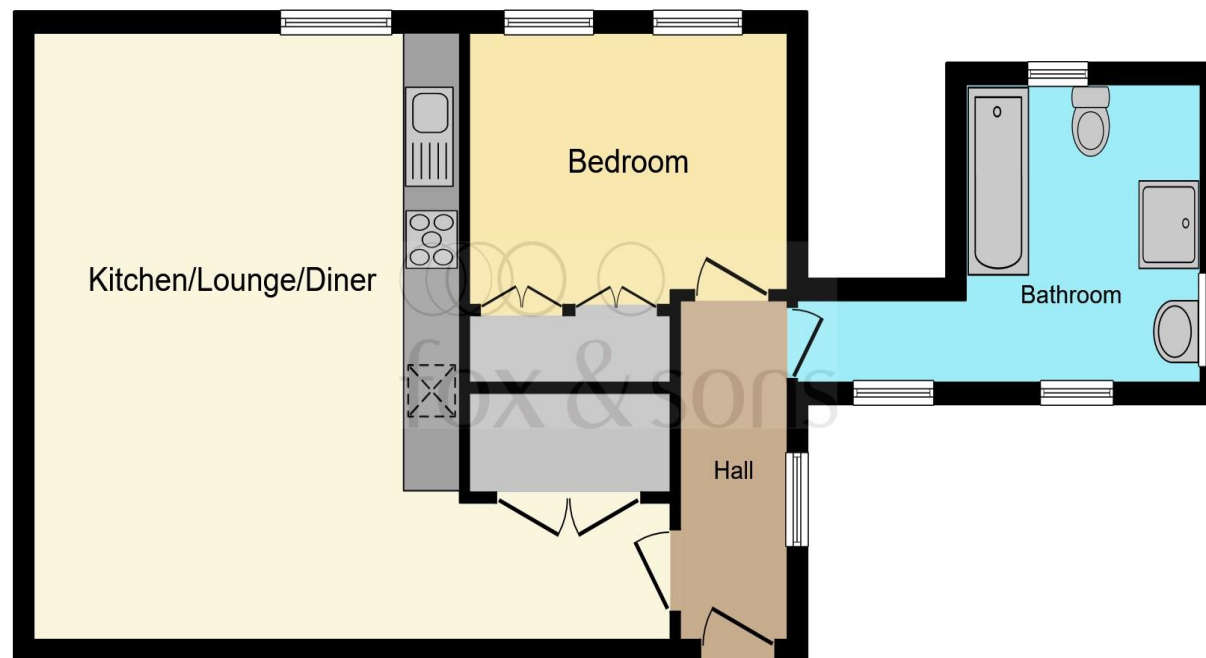
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Historic and Prestigious Development
- One Bedroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 250 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£160,000



Total floor area 56.3 m² (606 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
GOS111880 - 0010

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