



Modern Auction
£225,000
Leasehold

2x  2x  1x 

Springwell, Havant, Hampshire, PO9

cubitt & west
Helping you move forwards



Main features

- 2 bedroom ground floor apartment with en-suite shower room
- Grade II listed building located in the heart of Havant town centre
- Immaculately presented open plan living
- Allocated parking space
- Close to cafe's and shops
- No forward chain

Accommodation

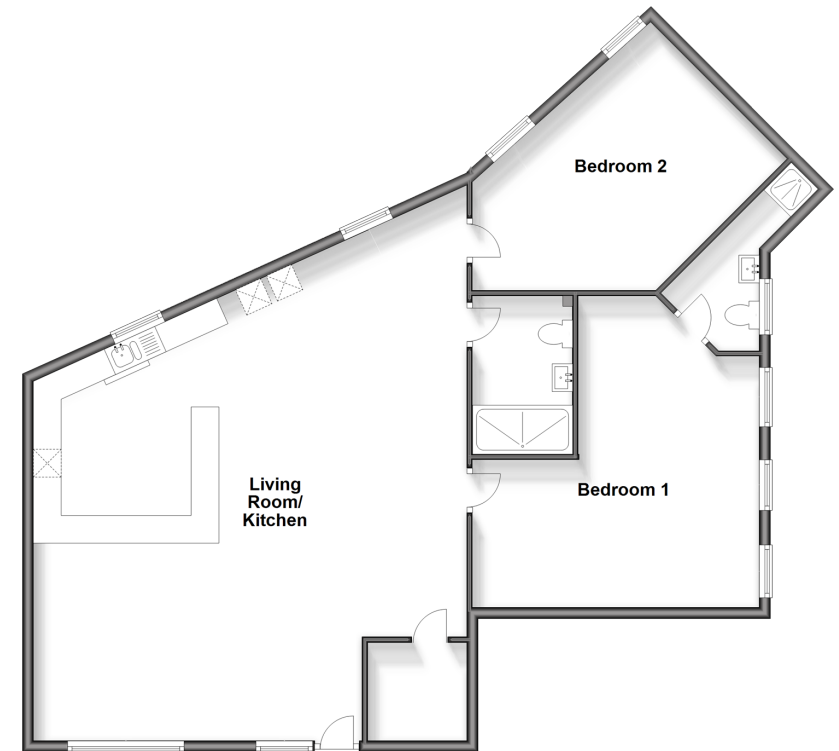
GROUND FLOOR

- Entrance
- Living Room/Kitchen : 26'1 x 24'1 (7.96m x 7.35m)
- Bedroom 1: 17'7 x 16'2 (5.36m x 4.93m)
- En-Suite Shower Room
- Bedroom 2: 14'11 x 11'3 (4.55m x 3.43m)
- Shower Room: 8'10 x 5'10 (2.69m x 1.78m)

OUTSIDE

- Allocated Parking

Ground Floor
Approx. 114.0 sq. metres (1227.0 sq. feet)



Call Havant - 023 92492708 ■ cubittandwest.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



41127687/20240916/JT1/EC

Auctioneer's Comments

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

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. 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 winning bidder will make payment of £349.00 including VAT towards the preparation cost of the Buyers Information 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.

The seller can instruct iamsold to agree a sale without a bidding process taking place or prior to a closing date. No further bids can be accepted after a buyer has paid a Reservation Fee.

Referral Arrangements

Cubitt & West 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 Cubitt & West 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.

TO VIEW OR MAKE A BID – Contact *Cubitt & West*
Or visit: <https://cubittandwest.iamsold.co.uk>

Marketing/Homewise Agreement
(see overleaf)



41127687 / 23/03/22 (2 beds)

EPC: 8880-7727-6850-4993-2296 (Mar 2020)

Havant

Vendor's name: *Mr Clive Pearce*

Referrer's Name: *Lawren Frith*

Circles required	Conveyancing	Professional Photography	Floor Plans	Rightmove Featured Property	Homewise Market Plus	£200 Discount off MMD Success Fee	Virtual Walkaround	Virtual Reality Tour	Total excluding VAT	Total including VAT	When Payable
Scheme 1	✓	✓	✓	✓	✓	✓	✓	✗	£125.00	£150.00	On exchange of contracts
Scheme 2	✗	✓	✓	✓	✓	✓	✓	✗	£175.00	£210.00	On exchange of contracts
Scheme 3	✓	✓	✓	✓	✓	✓	✓	✓	£225.00	£270.00	On exchange of contracts
Scheme 4	✗	✓	✓	✓	✓	✓	✓	✓	£275.00	£330.00	On exchange of contracts

EPC <small>An EPC is a legal requirement and must be arranged at the time of marketing a property for sale.</small>	Total excluding VAT £75.00	Total including VAT £90.00	When Payable Up front	<input type="checkbox"/> EPC required	<input checked="" type="checkbox"/> Already have EPC	<input type="checkbox"/> Arranging separately
---	-------------------------------	-------------------------------	--------------------------	---------------------------------------	--	---

Property Address: *3 Springwell, Havant, Hampshire, PO9 1EB*

Repossession Assisted Sale Part Exchange New Home Best Offers

Contact details: Daytime telephone(s): *7.....* Evening telephone: *.....*
(Include STD codes) *07976527929*

Mobile(s): *07970 472368 (kathryn)* Email(s): *kitty4cat29@hotmail.com, clive.pearce@freeths.co.uk*

Access arrangements: Via vendor Key access/Vacant Key access/Call vendor Call tenant/other

Details of access/notes to assist booking centre: *CODE ACCESS- YASMIN HAS*

PHOTOGRAPHY: What are the main selling features to focus on: *DETAILS*

Do you/the seller have any specific photo requests? If so, list these here: *_____*

What rooms should NOT be photographed: *_____*

Terms & Conditions

- The fee for the Scheme selected is due for payment on exchange of contracts and will be automatically added to our final invoice total for payment by your legal representative on completion.
- Reduced for Schemes 1 and 3 with conveyancing will only apply if our conveyancing service is used for the entire transaction. If you subsequently decide not to use our conveyancing service, the discounted fee will no longer apply and the corresponding higher fee for Scheme 2 or 4 will be payable on exchange of contracts. Schemes 1 & 3 require you to make an upfront telephone card payment of £25 to open the conveyancing file. This will be deducted from the conveyancing fees charged by our recommended conveyancing firm as stated in our conveyancing leaflet.
- If you select Scheme 1 or 3 with conveyancing, the solicitor appointed will pay Cubitt & West a referral fee as detailed in our Conveyancing leaflet and Agency Agreement. This will not increase the legal fees you pay which remain as stated in their letter of instruction.
- If you are providing your own EPC, this must be ordered immediately and an electronic link or hard copy forwarded to us within 28 days. Otherwise, to comply with legislation and for your protection, we will commission an EPC on your behalf and the relevant charge will apply. If more than one EPC is required (eg. for a separate annex), this will incur a further fee of £50 plus VAT for each additional EPC.
- If you carry out alterations/improvements to the property following commencement of marketing:
 - New photographs/floor plans will be required in order to portray the property accurately. This will be subject to an additional charge of £75 plus VAT, which will be taken upon booking the photographic appointment with you.
 - If a new virtual reality tour is required, due to the nature of Virtual Reality 3D mapping the entire property will need to be rescanned, and you will be charged the full amount again.
- VAT is charged at the current rate of 20%. If the VAT rate changes, the above fees will be subject to the prevailing rate on the date of payment.
- All photographs, virtual reality tours, virtual walk around videos and floor plans we produce are protected by Copyright. Copies will not be provided and reproduction by any person or company is strictly forbidden. This includes the use of our marketing material, or links to it, on any social media platform or website. You agree to Cubitt & West using photographs of your property in promotional marketing campaigns.
- We cannot accept responsibility for privacy or security issues that may arise from the photographs, virtual reality tour or walk around video of your property being viewed online. We are unable to obscure individual items therefore you must remove anything you do not want shown before we take photos or videos.
- Prospective buyers who view the virtual reality tour or walk around video online will be deemed to have been introduced to your property purchase by us. If they go on to complete a purchase of your property, our contractually agreed commission fee will apply as stated in the agency agreement you sign.
- The mortgage success fee discount of £200 applies only if your sale completes through Cubitt & West and your mortgage completes through Mortgage Matters Direct (MMD). Please contact MMD on 01634 731535 quoting reference V10 to claim this discount.

I hereby confirm that all the details provided are accurate and this Marketing Agreement and the Homewise Agreement overleaf have been read and are fully understood. I agree to my contact information being provided to Move With Us for conveyancing services - Schemes 1 & 3 only - and Homewise.

[Handwritten signature]