

28 MANSION COURT
GRANADA ROAD, SOUTHSEA,
HAMPSHIRE, PO4 0RX



Auction Guide Price £65,000 Leasehold

ONE BEDROOM RETIREMENT FLAT IN SOUTHSEA WITH NO FORWARD CHAIN! A lovely home found within one of Southsea's most popular retirement complexes, Mansion Court in Granada Road. The property is excellently positioned with Canoe Lake, the seafront and local amenities all within a short walk. The accommodation itself offers spacious living with a 16ft (approx.) lounge, fitted kitchen, double bedroom (with fitted wardrobe) and a fitted shower room. This second floor flat benefits from a host of communal facilities including 24hr emergency assistance via pull cords, house manager, residents' lounge and sun room, laundry room, guest suite, southerly aspect communal gardens and residents' parking. Please call our Southsea branch for further details or to arrange your viewing.



COMMUNAL ENTRANCE

Lift and stairs to all floors, door to flat.

HALLWAY

Emergency pull cord system, night storage heater, carpeted, airing cupboard housing domestic hot water cylinder, doors to all rooms.

BATHROOM

5' 7" x 7' 2" (1.71m x 2.19m)

Panel enclosed bath with electric shower over, close coupled WC, pedestal mounted basin, heated towel rail, wall mounted electric heater, shaver point, tiled to principal areas and carpeted flooring.

LOUNGE/DINER

10' 2" x 16' 2" (3.10m x 4.94m)

Two double glazed windows to side elevation, night storage heater, electric fire with surround, TV point, through to:-

KITCHEN

9' 4" x 7' 2" (2.87m x 2.20m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker, space for fridge/freezer, tiled to principal areas and vinyl flooring.

BEDROOM

9' 1" x 11' 8" (2.77m x 3.56m)

Double glazed window to side elevation, night storage heater, carpeted, built-in mirrored wardrobe, TV point.

RESIDENTS PARKING

Off parking for residents (first come, first serve).

COMMUNAL FACILITIES

24hr Emergency assistance with on-site house manager, communal lounge and sun room, laundry room, guest suite, kitchen and residents' parking.

AGENTS NOTE:

COUNCIL TAX

Band C.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



Auctioneer Comments This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. 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 (for standard Grade 1 properties). 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 buyer will also make payment of £300 including VAT towards the preparation cost of the 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. Referral Arrangements The Partner Agent 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 Partner Agent 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.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH