

UPPER MAISONETTE  
23 NORFOLK STREET, SOUTHSEA,  
PO5 4DR



**Auction Guide Price**

**£185,000** Leasehold

TWO BEDROOM APARTMENT WITH NO FORWARD CHAIN! Situated in the heart of Southsea, this two bedroom first floor apartment is located along Norfolk Street, within a short walk of Castle Road and the University. The accommodation itself is arranged over two principal floors with the living room, fitted kitchen and wet room on the first floor, with two double bedrooms on the upper floor. Gas central heating and double glazing complete the appeal here. We feel that this would make an ideal purchase for an owner occupier or investment purchaser. Viewings can be arranged by contacting the Southsea office.



**COMMUNAL ENTRANCE**

Security intercom entry system, wooden front door to communal hallway.

**COMMUNAL HALL**

Stairs to upper floors, door to flat.

**WET ROOM**

6' 2" x 6' 3" (1.89m x 1.93m)

Fitted wet room with thermostatic shower and rainfall shower head, concealed cistern WC, wall mounted wash basin, heated towel rail, tiled to principal areas, obscure double glazed window to rear elevation.

**FIRST FLOOR LANDING**

Carpeted stairs to second floor landing, entry phone.

**KITCHEN**

12' 0" x 8' 8" (3.67m x 2.66m)

Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in eye level double oven, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, wall mounted boiler, tiled to principal areas and tiled flooring, double glazed window to rear elevation.

**LOUNGE**

11' 11" x 14' 11" (3.64m x 4.57m)

Two double glazed sash windows to front elevation, radiator, built-in storage unit, laminate flooring.

**SECOND FLOOR LANDING**

Doors to both bedrooms, storage cupboard, carpeted, loft access, consumer unit, double glazed window to rear elevation.

**BEDROOM ONE**

12' 0" x 8' 10" (3.66m x 2.70m)

Double glazed window to rear elevation, radiator, laminate flooring.

**BEDROOM TWO**

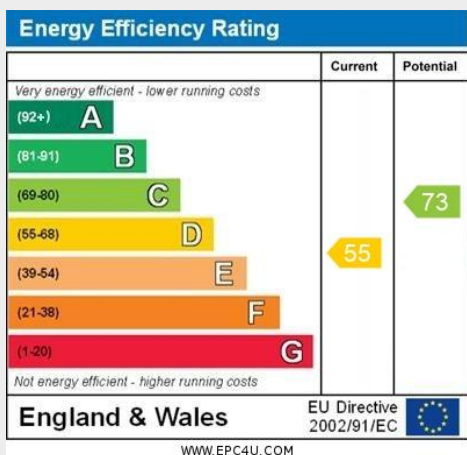
10' 2" x 15' 2" (3.10m x 4.63m)

Two double glazed windows to front elevation, radiator, laminate flooring.

**AGENTS NOTE:**

**COUNCIL TAX**

Band B.







# 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.

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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 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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