

**FLAT 1
6 LENNOX ROAD SOUTH,
SOUTHSEA, HAMPSHIRE, PO5 2HT**



Auction guide price

£170,000 Leasehold

TWO BEDROOM, GROUND FLOOR SEAFRONT APARTMENT! A well-presented property which offers the space and scope to tailor the accommodation to the new owners needs, combined with a location that is second to none. Lennox Road South is situated just off Clarence Parade, close by to all that Southsea has to offer, including Marnion and Palmerston Road shopping areas, Southsea common and the seafront. The accommodation offers two double bedrooms, a 21ft (approx.) lounge/diner, lovely four-piece bathroom suite with roll top bath and a modern fitted kitchen. To the rear of the property you will find a walled (shared) courtyard garden. We have been advised by the seller that the courtyard area adjacent to the master bedroom is only used by Flat 1. Viewings strictly by appointment, this can be booked by contacting our Southsea branch.






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(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		

ENTRANCE

Obscure double glazed door to entrance hall.

ENTRANCE HALL

New ly laid carpet, radiator, through to:-

HALLWAY

New ly laid carpet, radiator, doors to all rooms, largewalk-in cupboard housing gas and electric mains and consumer unit w ith additional cupboard space behind.

LOUNGE

21' 2" into bay x 15' 7" (6.47m x 4.77m)

Double glazed bay window to front elevation, two radiators, new ly laid carpet, borrowed light window to hallw ay, Virgin TV point.

BEDROOM TWO

7' 3" x 16' 6" (2.22m x 5.03m)

Double glazed w indow to side elevation, new ly laid carpet, radiator, borrowed light w indow to lounge.

MASTER BEDROOM

11' 10" at widest point x 16' 4" into recess (3.63m x 4.98m)

Double glazed w indow to rear elevation, new ly laid carpet, radiator.

BATHROOM

7' 10" x 7' 10" (2.41m x 2.39m)

Obscure double glazedw indow to side elevation, four piece suite comprising claw foot roll top bath with central mixer tap and shower attachment, shower cubicle with thermostatic mixer shower, WC with concealed cistern, wash basin in vanity unit, heated towel rail, tiled to principal areas and tiled flooring.

KITCHEN

9' 6" x 11' 8" (2.92m x 3.58m)

Double glazed w indow to side elevation, modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in electric oven with gas hob and extractor hood over, cupboard housing combination boiler, space and plumbing for washing machine, integral fridge/freezer, tiled to principal areas and tiled flooring, radiator, obscure double glazed door to enclosed lobby w ith metal gate and steps up to garden.

AGENTS NOTE:

COUNCIL TAX

Band B.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by you.



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 £6,600.00 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.