

**4 ROSE TOWER
62 CLARENCE PARADE, SOUTHSEA,
HAMPSHIRE, PO5 2HX**



£180,000 Auction Guide Price

TWO BEDROOM APARTMENT WITH PARKING! Situated on the first floor of the highly desirable building of Rose Tower along Clarence Parade. The light and airy accommodation briefly comprises; entrance hall, fitted shower room, fitted kitchen, two bedrooms and a large reception room. An allocated parking space can be found to the rear of the building. The apartment is conveniently located within walking distance to Palmerston Road shopping precinct and all that Southsea has to offer, we feel this property should not be missed! Additional benefits include lift access to all floors, double glazing and NO FORWARD CHAIN. An internal viewing is advised at your earliest convenience.



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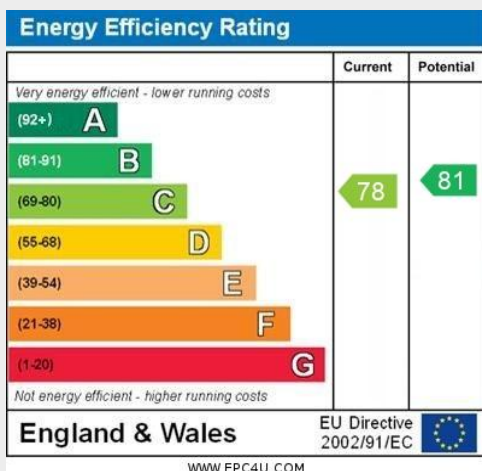
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COMMUNAL ENTRANCE

Security intercom system.

COMMUNAL HALLWAY

Stairs and lift to all floors.

HALLWAY

Storage cupboards, doors to all rooms, security telecom entry system.

BEDROOM ONE

12' 10" x 9' 0" (3.92m x 2.75m)

Double glazed window to front elevation, radiator, carpeted.

BEDROOM TWO

10' 10" x 6' 11" (3.32m x 2.13m)

Double glazed window to rear elevation, radiator, carpeted.

SHOWER ROOM

10' 10" x 7' 8" (3.32m x 2.34m)

Obscure double glazed window to rear elevation, heated towel rail, shower cubicle with mains powered shower, close coupled WC, pedestal wash basin with mixer tap, storage cupboard, tiled to principal areas.

KITCHEN

14' 2" x 7' 8" (4.34m x 2.35m)

Double glazed window to rear elevation, range of wall and base units incorporating roll top work surfaces, stainless steel sink with drainer unit, integrated oven with induction hob and overhead extractor fan, integrated fridge/freezer, integrated washing machine, storage cupboards, tiled to principal areas.

RECEPTION ROOM

20' 11" x 13' 4" (6.38m x 4.07m)

Double glazed window to front elevation, radiator, carpeted.

PARKING

One allocated parking space.

COUNCIL TAX

Band D.



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 £6,600.00 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 £349 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.

FIRST FLOOR



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