

AUCTION GUIDE PRICE

**£81,000**

**Victory Ct, Beaconsfield Road**

Waterlooville, PO7 7FB

## PROPERTY SUMMARY

Auction sale! Offered with no forward chain and located in Victory Court which is only a short walk to local transport links and Waterlooville town centre, Jeffries & Dibbens Estate Agents are pleased to bring to the market this one bedroom first floor retirement apartment. The accommodation on offer includes double bedroom with walk-in wardrobe, shower room, lounge with an external door and a modern fitted kitchen with integral appliances. Other benefits include access to the communal residents lounge and access to the laundry room facilities. To arrange your viewing contact Jeffries & Dibbens Estate Agents.





**COMMUNAL ENTRANCE** Secure telecom system, front door of building leading through to communal areas.

**ENTRANCE HALL** Pull cord alarm and entrance phone, smooth plastered ceiling, inset lights, walk in storage cupboard with boiler, doors to:

**SHOWER ROOM** Shower cubicle, W.C, vanity wash hand basin, extractor, under floor heating.

**BEDROOM** 17' 7" x 9' 7" (5.36m x 2.92m) Window to rear aspect, walk in wardrobes, under floor heating.

**LOUNGE/DINING ROOM** 19' 8" x 11' 3" Max (5.99m x 3.43m) Window to rear aspect, electric fire with surround, under floor heating, door to:

**KITCHEN** 8' 0" x 7' 5" (2.44m x 2.26m) Window to rear aspect, range of fitted eye and base level units with work tops over, under lights, single sink unit with mixer taps, integral fridge/freezer, fitted oven, hob and extractor hood.

**OUTSIDE** There is communal parking and gardens.

**FACILITIES** There is a Residents lounge and a guest suite is available on request. There is also a communal laundry, refuse room and mobility scooter store.

**AGENTS NOTES** The owners of the property have informed us of the following lease information;

Service charge - £2,940 per annum

Ground rent - £212.50 twice per annum

Lease – 112 years remaining

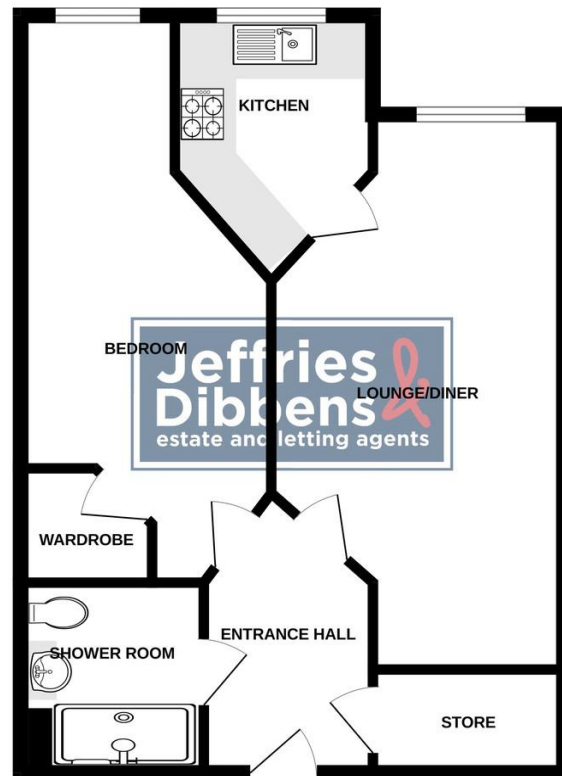
**AUCTIONEER'S COMMENTS** This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

# FIRST 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 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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**LOCAL AUTHORITY**  
Havant Borough Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 75 C    | 75 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens**  
estate and letting agents

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