



7 Cumberland House, 21 Howe Road, Gosport, PO13 8GY

By Auction £125,000

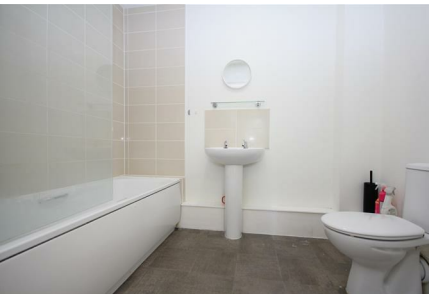


21 Howe Road |
Gosport | PO13 8GY
By Auction £125,000

W&W are pleased to offer for sale via the modern method of auction this two bedroom first floor apartment offered with no chain ahead. The property enjoys two bedrooms, 20'1ft open plan kitchen/dining/living room & main bathroom. The property also benefits from communal gardens & allocated parking.

Cumberland House is situated in the popular Howe road location within Alver Village. The property is close to Alver Valley Country Park & the Wildgrounds Nature Reserve. You also have local amenities close by including Tesco supermarket & a local pharmacy. The property is also located within school catchment areas for Alver Valley Junior & Infant Schools.





Two bedroom first floor apartment offered for sale via the modern method of auction

No chain ahead

Entrance hall enjoying two built in storage cupboards

20'1ft open plan kitchen/dining/living room with Juliette balcony overlooking the communal gardens

Modern kitchen boasting integrated oven and hob with space for additional appliances

Main bedroom with built in storage

Additional guest bedroom

Main bathroom comprising three piece white suite

Communal gardens & allocated parking

110 Years remaining on the lease

Ground rent charge approx. £150 PA

Service charge approx. £2,148 PA

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 4.5% 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

ADDITIONAL INFORMATION

Property construction -

Electricity supply -

Water supply -

Sewerage -

Heating -

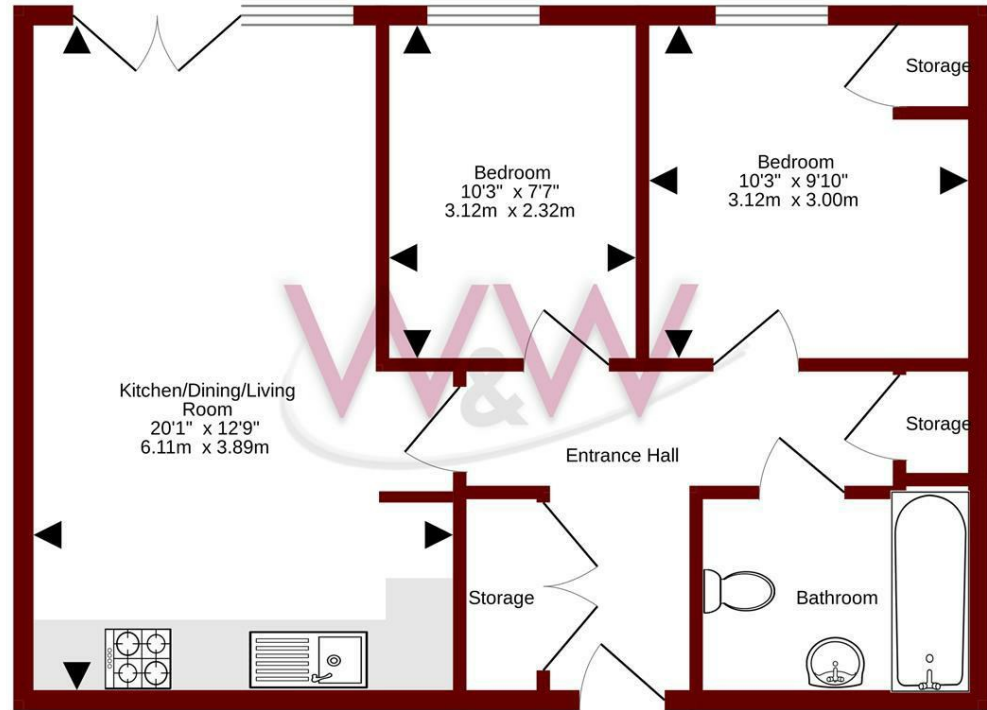
Broadband - There is broadband connected to the property and the seller informs us that this is supplied by

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



Ground Floor
560 sq.ft. (52.0 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq.ft. (52.0 sq.m.) approx.
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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	

Council Tax Band - B

Tenure - Leasehold

Current EPC Rating -B

Potential EPC Rating - B

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