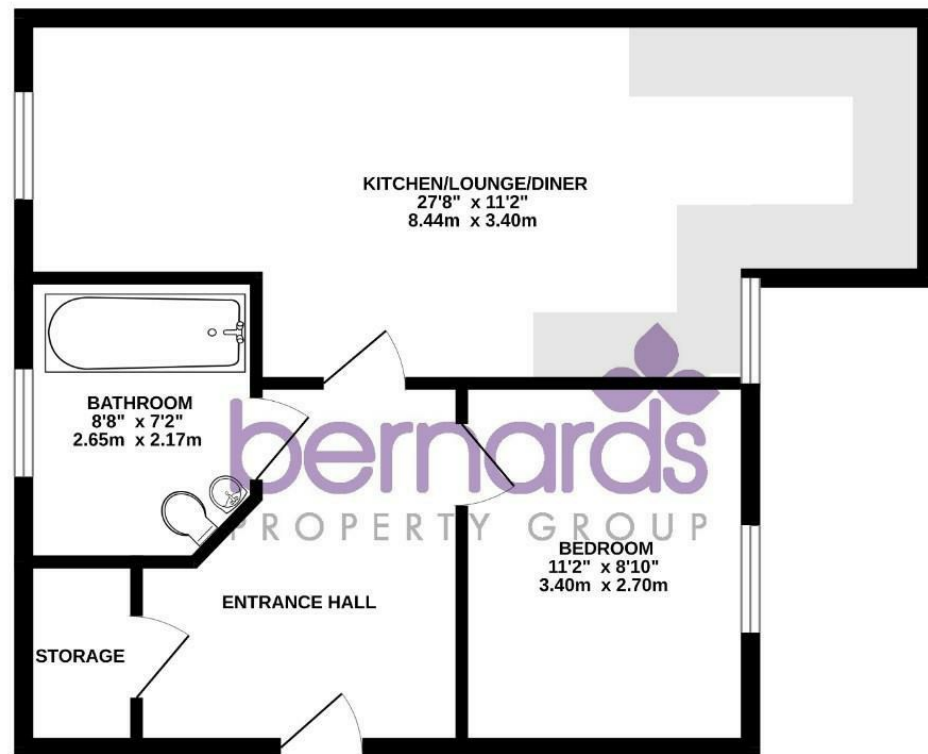
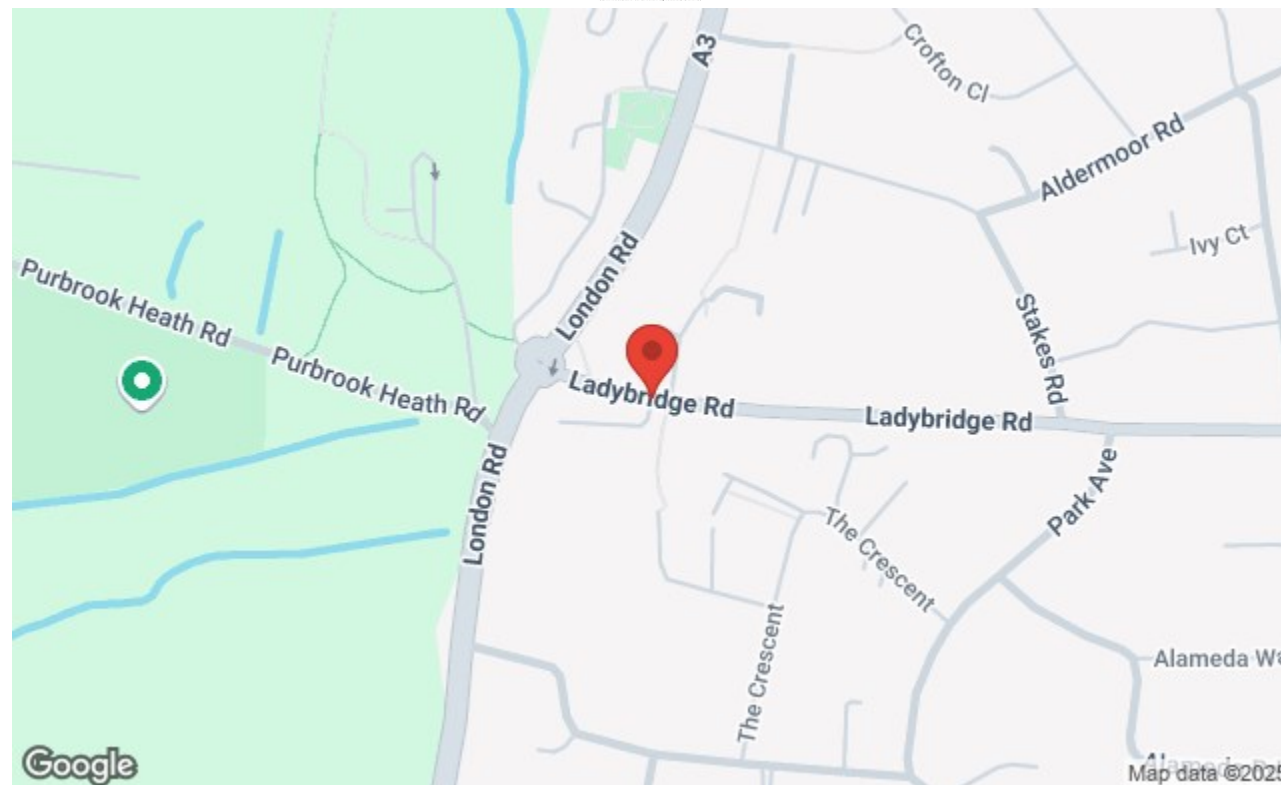


TOP FLOOR



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. Map data ©2025



Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



£110,000

Joseph House, Waterlooville PO7 5RR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ ALLOCATE PARKING
- ❖ OPEN PLAN LIVING AREA
- ❖ WALKING DISTANCE TO AMENITIES
- ❖ MODERN FITTED KITCHEN
- ❖ CONTEMPORARY DECOR
- ❖ THIRD FLOOR APARTMENT
- ❖ SECURE SALE
- ❖ NO CHAIN

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000

Bernards Lettings are delighted to offer this spacious one bedroom, third floor apartment, within fantastic location of Purbrook, Waterlooville. The lovely apartment is but a short distance from local amenities and comprises a contemporary open plan fitted kitchen come spacious lounge/diner with some integrated appliances. There is also a lovely fitted white suite bathroom that is

spacious in size, as well as a generous double modernised bedroom. The flat is in immaculate decorative order throughout, is completely modernised offering some areas of storage internally as well as allocated parking to the front.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## KITCHEN/LOUNGE/DINER

27'8" x 11'1" (8.44 x 3.40)

## BEDROOM

11'1" x 8'10" (3.40 x 2.70)

## BATHROOM

8'8" x 7'1" (2.65 x 2.17)

## MORTGAGE SERVICE

We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender then we can certainly help.

## COUNCIL TAX BAND - A

## AUCTIONEER'S COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures.

Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

## Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	57	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

