



£96,500
66 Kings Road
Gosport, PO12 1PY

PROPERTY SUMMARY

A spacious bay and forecourt one bedroom ground floor apartment, ideally situated close to the town centre and all local amenities. This well-presented home also benefits from a share of the garden, making it a rare opportunity in this sought-after location. Please contact the Gosport team to arrange your internal viewing — our phone lines are open until 8PM.





LIVING ROOM 11' 10" x 11' 0" (3.62m x 3.37m)

KITCHEN 10' 0" x 8' 10" (3.07m x 2.70m)

BEDROOM 10' 11" x 8' 3" (3.34m x 2.54m)

BATHROOM 8' 7" x 4' 4" (2.64m x 1.34m)

SHARE OF GARDEN

AGENTS NOTES

Share of freehold Lease Length 55 years

Charges Building Insurance only

Council Tax Band A

Tenant paying £875 pcm

AUCTIONEER 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).

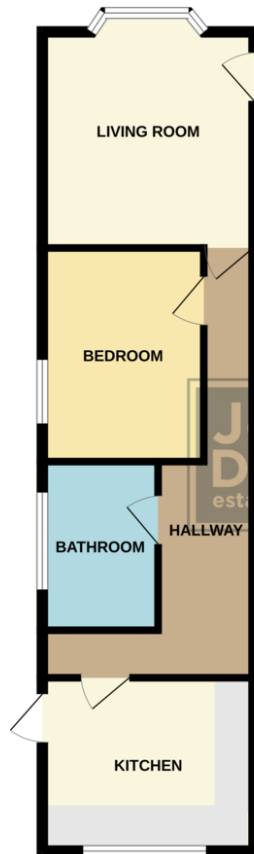
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view 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.



GROUND FLOOR



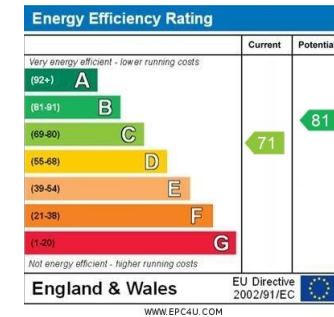
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error.

LOCAL AUTHORITY
Gosport Borough Council

TENURE
Share of Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



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
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