



JUSTFLATS

39 MILL POND APARTMENTS 1-5 QUEEN STREET, PORTSMOUTH, PO1 3HL



£110,000 Auction Guide Price

ONE BEDROOM APARTMENT WITH NO FORWARD CHAIN! A well presented and spacious one bedroom apartment in a great central location! Located along Queen Street, well situated for access to the prestigious Gunwharf Quays development, the University, the hard train station and direct access out of the city. This lovely fourth floor apartment offers a good size double bedroom with a large recessed area, perfectly suited to adding a built in wardrobe, a modern fitted kitchen is open to the 22'8ft living/dining room. The home offers electric heating, double glazing and also has a modern fitted bathroom. This property is a must view, contact the Southsea office to arrange your viewing.



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COMMUNAL ENTRANCE

Security entry phone system, stairs and lift to all floors, door to flat 39 on the fourth floor.

HALLWAY

Doors to all rooms, electric storage heater, built-in storage cupboard housing heating and water system.

LOUNGE/DINER/KITCHEN (OPEN PLAN)

22' 8" x 10' 9" (6.91m x 3.29m)

Two double glazed windows to side elevation, two electric heaters, fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, built-in oven and electric hob with extractor hood over, integral slimline dishwasher, extractor fan, spot lights, tiled to principal areas and vinyl flooring.

BEDROOM

11' 8" x 12' 4" (3.58m x 3.77m)

Double glazed window to side elevation, electric heater, large recessed storage area.

BATHROOM

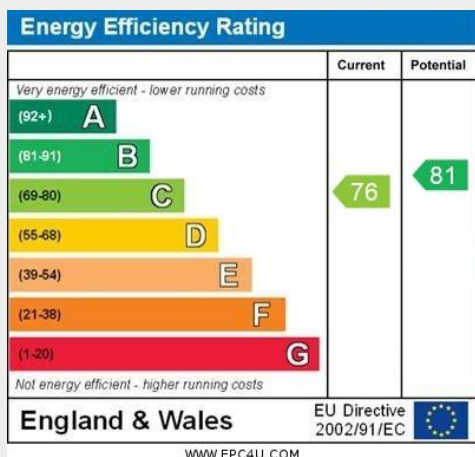
7' 0" x 5' 9" (2.14m x 1.77m)

Modern fitted suite comprising panel enclosed bath with shower over and mixer tap, low level WC, pedestal mounted wash basin with mixer tap, tiled to principal areas and laminate flooring, extractor fan, heated towel rail, spot lights.

AGENTS NOTE:

COUNCIL TAX

Band B.



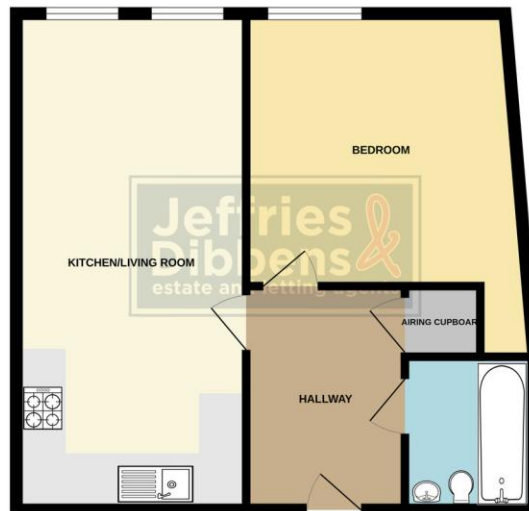


LEASE INFORMATION:



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.

FOURTH FLOOR



While every effort has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information purposes only and should be used as such by any prospective purchaser. The fixtures, fittings and appliances shown have not been tested and no guarantee is given regarding their efficiency or condition.
Issue date: 10/09/2022

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