





The Arts Centre, Reginald Road, Southsea PO4 9HN

welcome to

The Arts Centre Reginald Road, Southsea

We are delighted to offer sale this modern two double bedroom, ground floor apartment, with its open planned feel this property is great for those that like to entertain. Call us today to view!

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

8' x 5' (2.44m x 1.52m)
Good size entrance hall with laminate flooring, storage cupboard, spotlights and doors to:

Kitchen / Lounge

18' 7" x 15' 10" (5.66m x 4.83m)
Double glazed windows. Laminate flooring, electric sockets. Kitchen area comprises a range of wall and base cupboards and drawers with work surface over, incorporating one and a half bowl sink unit. Built-in low level oven with electric hob over. Space for upright fridge/freezer. Tiled to principal areas.

Bedroom One

10' 6" max x 14' 2" into recess (3.20m max x 4.32m into recess)
Double glazed window, carpet flooring.

Bedroom Two

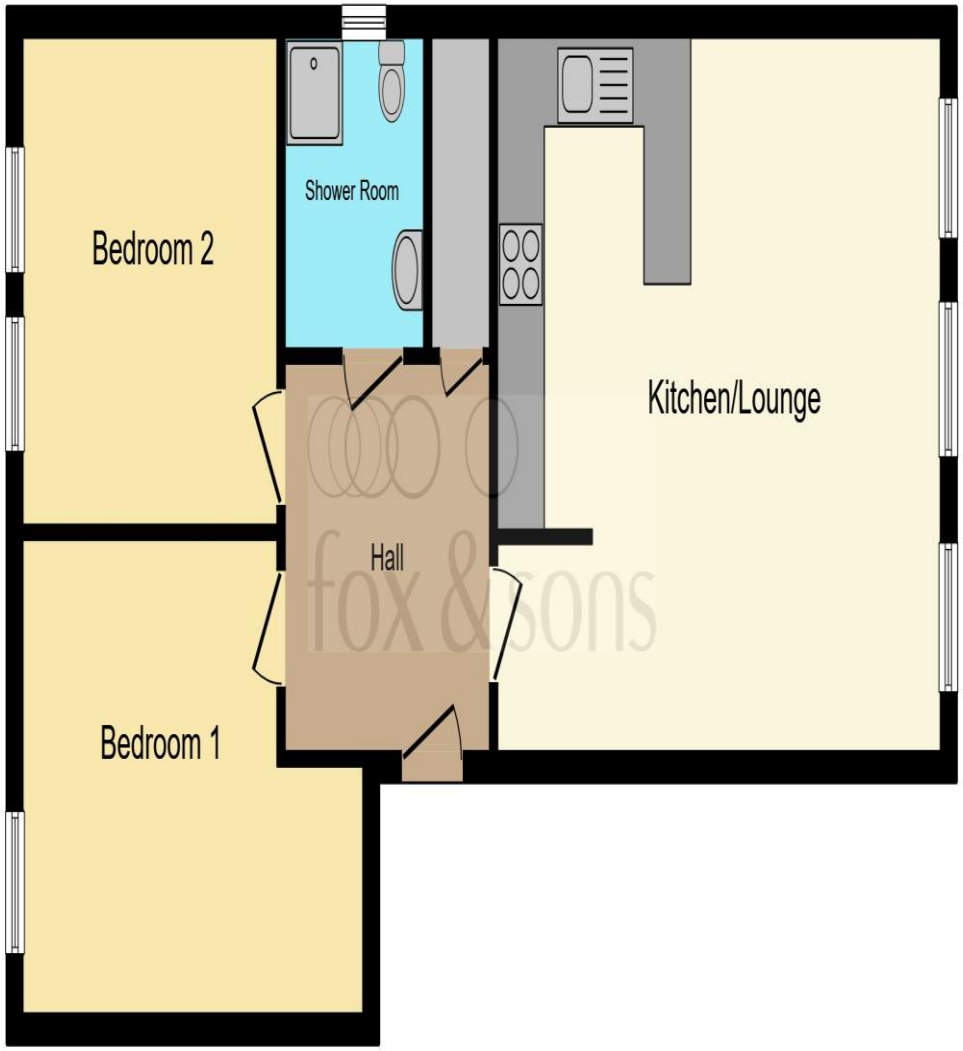
10' 9" x 10' 5" (3.28m x 3.17m)
Double glazed window, carpet flooring.

Shower Room

6' 11" x 5' 9" (2.11m x 1.75m)
Wet room with shower, low level WC and pedestal wash hand basin. Tiled to principal area.

Outside

Allocated Parking







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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The Arts Centre Reginald Road, Southsea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Double Bedroom Apartment
- Open Plan Kitchen/Lounge

Tenure: Leasehold EPC Rating: D
Council Tax Band: B Service Charge: 1105.00
Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 124 years from 01 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£165,000



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The Property Ombudsman

Property Ref:
SOS106672 - 0005

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