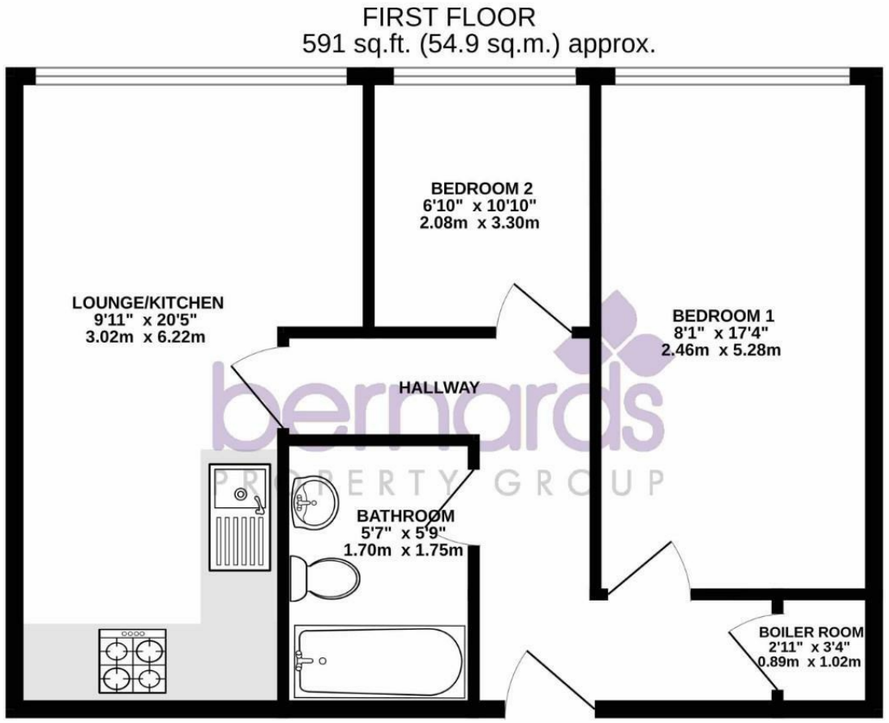
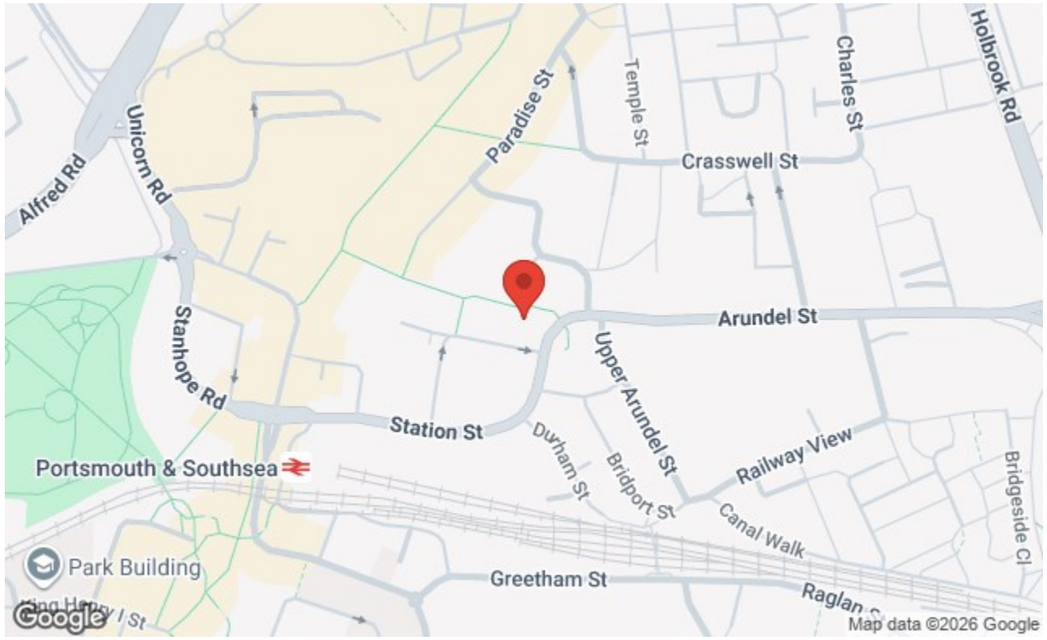




129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

FOR SALE

By Auction £95,000

Arundel House, Portsmouth PO1 1NL

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- TWO BEDROOMS
- FIRST FLOOR FLAT
- THREE PIECE BATHROOM
- OPEN PLAN LIVING
- CLOSE TO LOCAL AMENITIES
- SHORT WALK FROM TRAIN
- EPC RATING C
- 983 YEAR LEASE
- MODERN METHOD OF AUCTION
- T & C's APPLY

Being Sold via Secure Sale Online Bidding. Terms & Conditions Apply. Starting Bid: £100,000.

A well-presented two-bedroom first-floor flat, currently tenanted and generating **£1,000 PCM**, making it an excellent investment opportunity with immediate rental income.

The property offers spacious and well-maintained accommodation, comprising two good-sized bedrooms, a bright living area, a fitted kitchen, and a bathroom.

Ideally situated close to local amenities, schools, and excellent transport links, it is well positioned for both tenants and future owner-occupiers.

Further benefits include an **EPC rating of C** and a **983-year lease**, providing long-term security and enhancing the property's investment appeal.

This is an ideal opportunity for investors seeking a property with an established rental income in a convenient and desirable location.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE/KITCHEN
9'10" x 20'4" (3.02 x 6.22)

BEDROOM ONE
8'0" x 17'3" (2.46 x 5.28)

BEDROOM TWO
6'9" x 10'9" (2.08 x 3.30)

BATHROOM
5'6" x 5'8" (1.70 x 1.75)

LEASEHOLD INFORMATION
Lease Length: 114 YEARS
Ground Rent: £500 PA
Service Charge: £2,074 PA

Please note Bernard's Estate agents have not checked or verified the leases, the information provided is what we have been provided with from the sellers. Your solicitor will check all of the above during the conveyancing process.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : A £1,453.95

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.





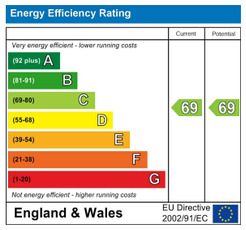












Scan here to see all our properties for sale and rent

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