



**Auction Guide Price £110,000 Leasehold**

\*\*\*NO FORWARD CHAIN\*\*\* We're pleased to present to the market this two bedroom ground floor apartment located in Herne Road, Cosham, within easy access of Cosham Highstreet and QA Hospital. The property consists of two double bedrooms, a kitchen, a bathroom consisting of a four piece bathroom suite and a spacious lounge with access onto a balcony. To arrange your viewing contact our Drayton Office today! Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.



## COMMUNAL ENTRANCE

Access to allocated storage areas, front door to property.

## FRONT DOOR

## HALLWAY

## BEDROOM ONE

11' 1" x 10' 4" (3.38m x 3.15m)  
Built in storage, access to balcony.

## BEDROOM TWO

14' 1" x 8' 6" (4.29m x 2.59m)

## LOUNGE

14' 6" x 13' 8" (4.42m x 4.17m)  
Access to balcony.

## KITCHEN

10' 0" x 9' 2" (3.05m x 2.79m)

## BATHROOM

8' 1" x 6' 7" (2.46m x 2.01m)

### Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. 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 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		



# LEASE INFORMATION:



As of 06/03/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Portsmouth City Council

**Balance of Lease:** 91 years as of 06/03/2026

**Ground Rent Charges:** £20 per annum

Ground Rent Review Period: N/A

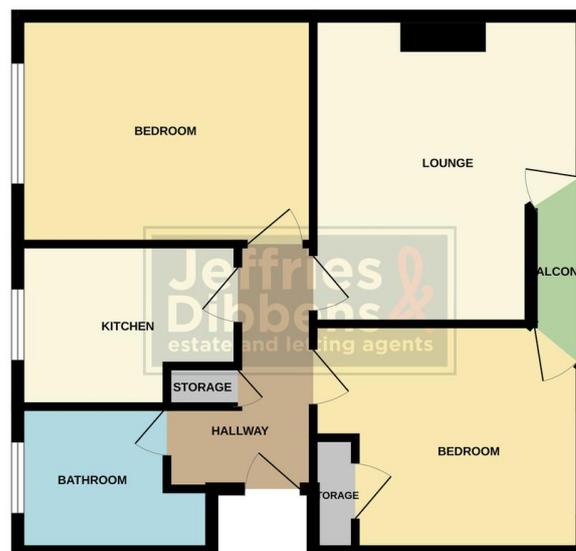
**Maintenance/Service Charges:** £2650.00 per annum

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:**

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

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, 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 is given in the grounds of efficiency or the goods.  
Made with Floorplan 03/2026

## OFFICE ADDRESS

196 Havant Road, Drayton, Portsmouth,  
Hampshire, PO6 2EH

## OFFICE DETAILS

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