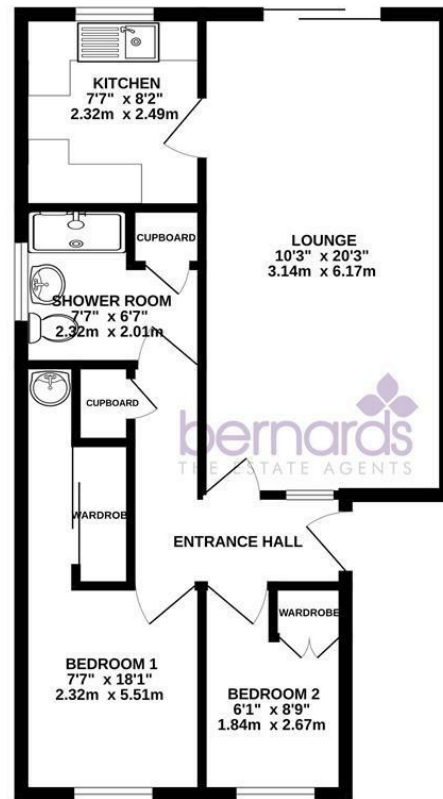
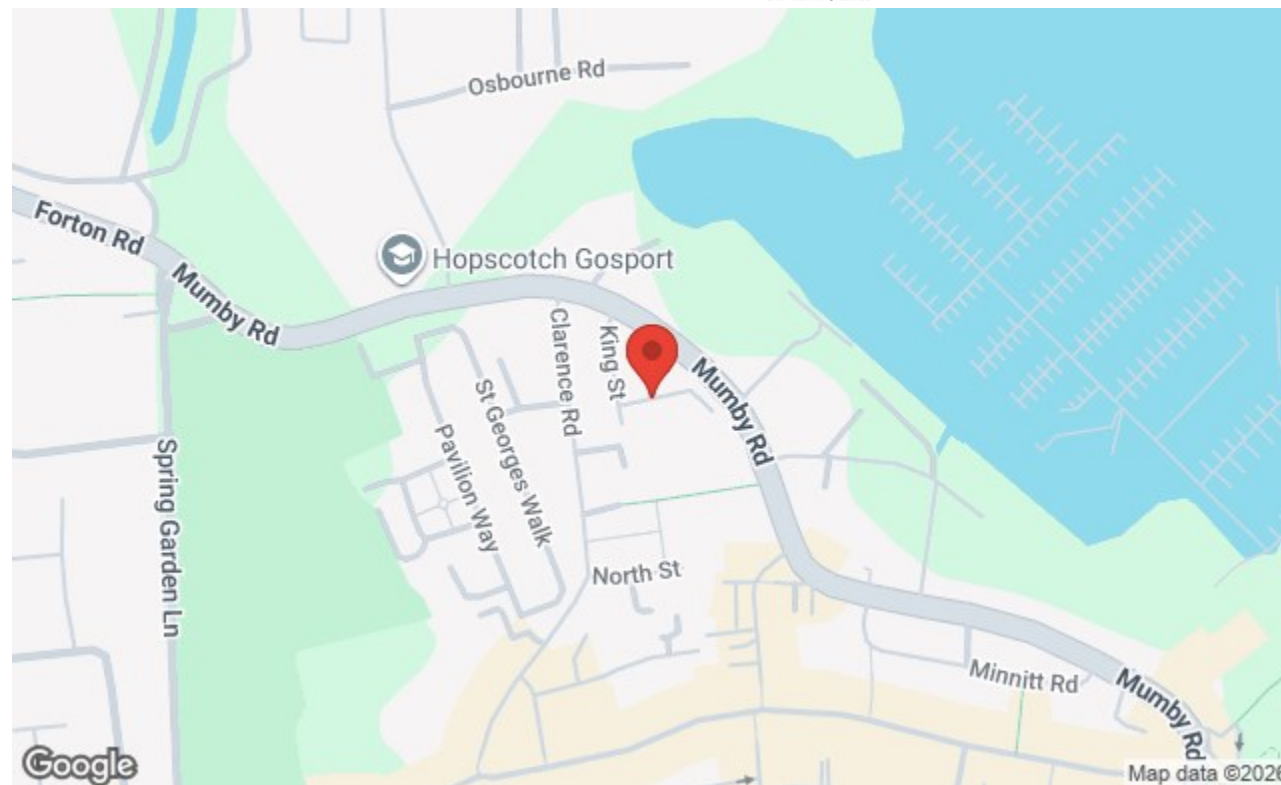


SECOND FLOOR
534 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 as to their operability or efficiency can be given.
Made with MemoPro 12/2019



97 High Street, Gosport, PO12 1DS
t: 02392 004660



Offers Over £80,000

St Matthews Court, Gosport PO12 1AW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Two Bedroom Second-Floor Flat
- ❖ Ideal for Investors
- ❖ Sold via 'Secure Sale'
- ❖ Immediate 'exchange of contracts' available
- ❖ Renewed lease of 999 years
- ❖ Offered with no onward chain
- ❖ Tenants are Currently paying £1,000 PCM
- ❖ Parking Available

Sold via Secure Sale online bidding.
Terms & Conditions apply. Starting Bid
£80,000

**** INVESTORS ONLY ****

Bernards are pleased to welcome to the market this two-bedroom flat located in the desirable St Matthews Court, Gosport. Situated on the second floor, this purpose-built property offers a fantastic opportunity for investors seeking a reliable addition to their portfolio.

The flat features a spacious reception room, perfect for relaxation or entertaining guests. The two well-proportioned bedrooms provide ample

space for comfortable living, while the bathroom is conveniently located to serve both bedrooms and guests alike.

Currently, the flat is tenanted, making it an ideal investment opportunity for those looking to generate immediate rental income. The location in Gosport is highly sought after, with local amenities, transport links, and scenic views of the surrounding area, ensuring that it remains an attractive option for future tenants.

This property presents a great chance to secure a solid investment in a thriving community. Don't miss out on the opportunity to own a piece of St Matthews Court, where convenience and comfort meet.

Call today to arrange a viewing
02392 004660
www.bernardsestates.co.uk



PROPERTY INFORMATION

COMMUNAL ENTRANCE

LOUNGE
10'3" x 20'2" (3.14 x 6.17)

KITCHEN
7'7" x 8'2" (2.32 x 2.49)

BEDROOM ONE
7'7" x 18'0" (2.32 x 5.51)

BEDROOM TWO
6'0" x 8'9" (1.84 x 2.67)

BATHROOM
7'7" x 6'7" (2.32 x 2.01)

PARKING

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details

REMOVALS

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

LEASEHOLD

Our seller has indicated a Peppercorn Ground rent, newly renewed lease of 999 years. The annual service charge is broken down below.
Estate Annual Operational Costs £1,562.28
Reserve Fund Contribution £1,036.80

AUCTIONEERS ADDITIONAL COMMENTS

Auctioneers Additional 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 r

BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS &

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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02392 004660
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