



**23B, Park Parade, Havant,
Hampshire, PO9 5AA**

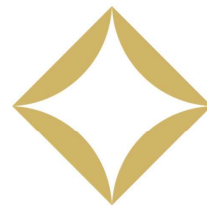
Chapplins
Estate and Letting Agents



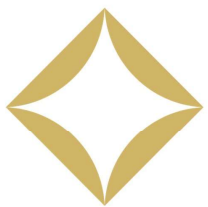
**23B, Park Parade, Havant,
Hampshire, PO9 5AA**
Offers Over £75,000

FOR SALE BY MODERN METHOD OF AUCTION
A top floor maisonette located above the Park Parade shopping precinct in Leigh Park. Good sized rooms including a double bedroom, living room and kitchen. Recently redecorated (floor coverings required to living room and bedroom).

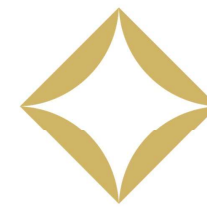
For sale by Modern Method of Auction, this well-presented, top floor maisonette is ideal as an investment property or as a first purchase to get that foot on the property ladder. It is located above the Greywell Shopping Centre and so is within very easy reach of a choice of shops, a gym, cafes and a Lidl supermarket. Offered with no forward chain. Please note, this property has deck access and is above commercial premises, so if mortgage funding is required please check the eligibility of this property with your lender.



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ESTATE AGENT GUIDE
2024 : EXCEPTIONAL
SALES



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Lease: 99 Years from 25 December 2000
Maintenance Charge: TBC
Ground Rent: TBC

SECOND FLOOR:

HALLWAY

LIVING ROOM 4.35m (14'3") x 3.63m (11'11")

KITCHEN 3.23m (10'7") x 2.75m (9')

BEDROOM 4.59m (15'1") x 2.82m (9'3")

BATHROOM

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, which you must view before bidding. 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 4.5% of the purchase price inc 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.

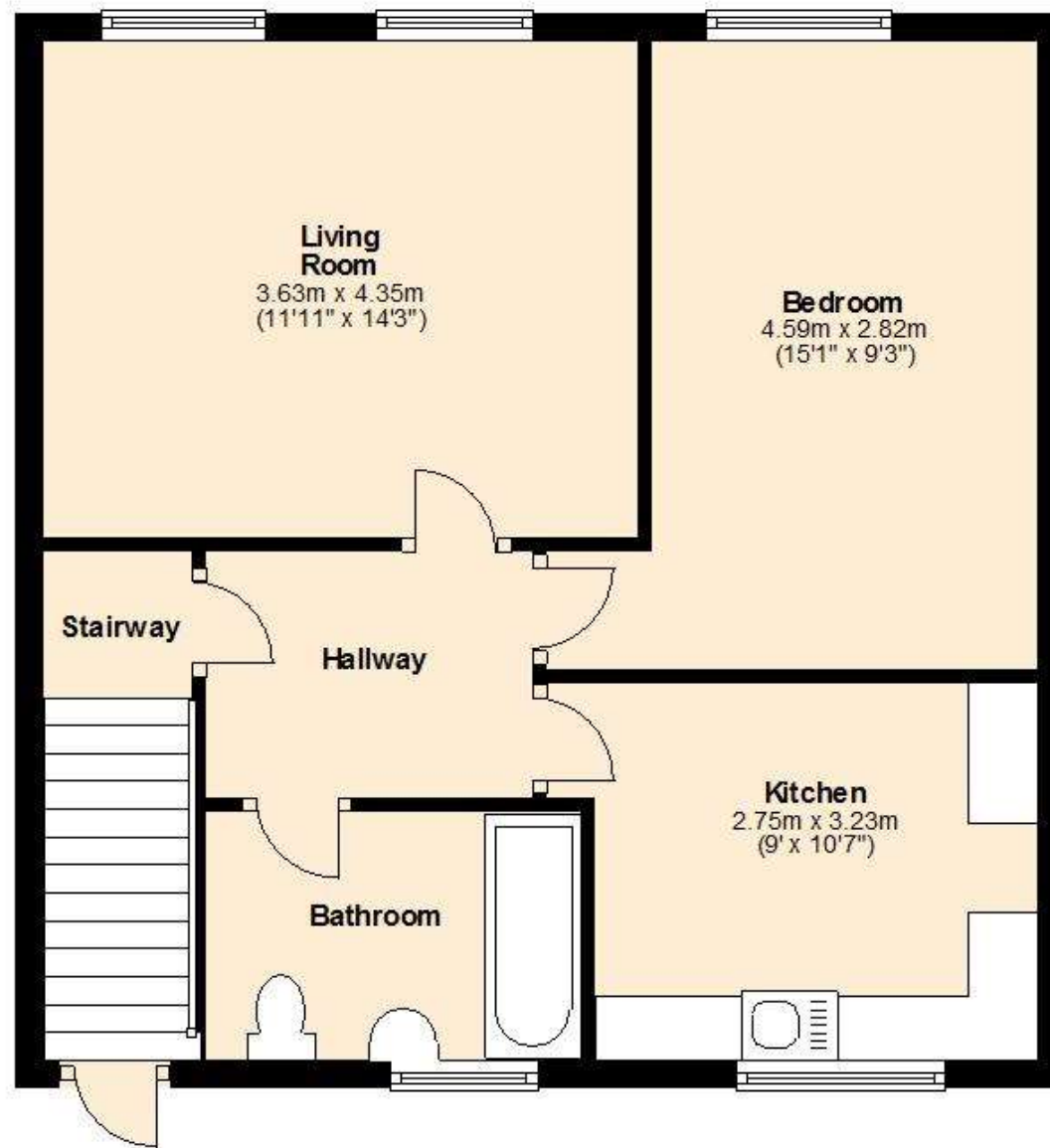
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Council Tax Band: A
Energy Rating: To be confirmed
Tenure: Leasehold



Second Floor

Approx. 51.9 sq. metres (558.9 sq. feet)



This Floor Plan is not to scale and is designed to give an indication of the general layout and flow of accommodation. Purchasers must not rely on this plan as a basis for ordering carpets, furniture or any other fittings.

THE CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Whilst we as estate agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. Neither have we had sight of the legal documents to verify the Freehold or Leasehold status of any property. A buyer is advised to obtain verification from their Solicitors and /or Surveyor. A buyer must check the availability of any property and make an appointment to view before embarking on any journey to see a property.