



Little Hackets, Havant PO9 5AU

welcome to

Little Hackets, Havant

Ground floor flat with a garage and communal garden, offering an entrance hall , two bedrooms, family bathroom, lounge and modern fitted kitchen.

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.

Communal Entrance

Secure buzzer intercom entry system.

Entrance Hall

Smooth ceiling, smooth walls, laminate flooring. Electric radiator, storage cupboard. Doors to:

Bedroom One

Double glazed patio doors to front aspect. Smooth ceiling, smooth walls, carpet flooring, electric radiator.

Bathroom

Double glazed window to rear aspect. Smooth ceiling with extractor, smooth walls tiled to principal areas. Suite comprising panel enclosed bath with shower attachment over, low level WC with push button flush and pedestal wash hand basin with mixer tap over. Tiled floor.

Bedroom Two

Double glazed window to rear aspect. Smooth ceiling, smooth walls, carpet flooring, electric radiator.

Sitting Room / Kitchen

Sitting Room Area

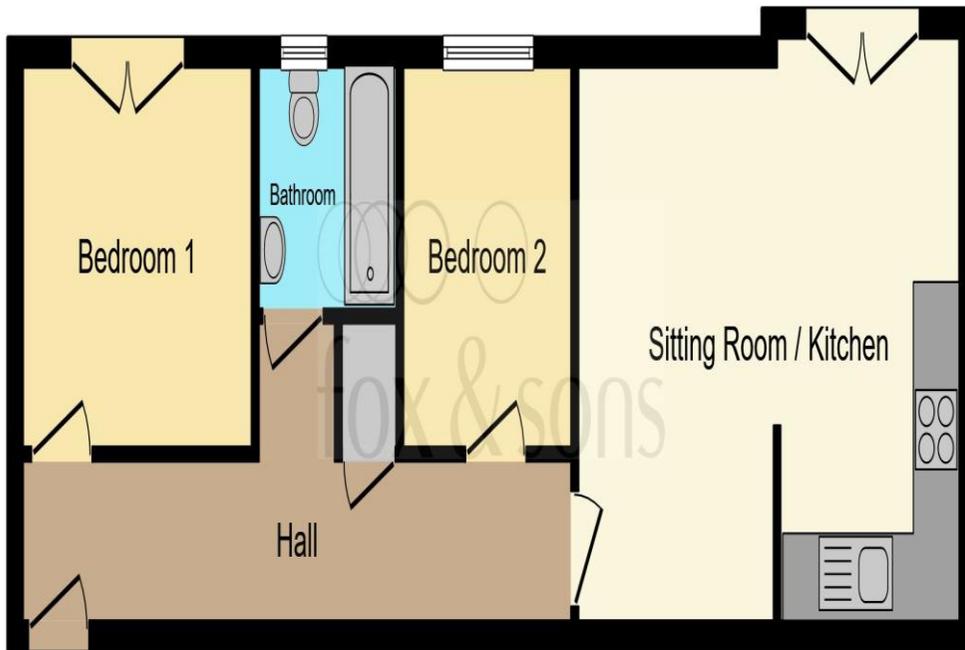
Double glazed window and patio doors to rear aspect. Smooth ceiling, smooth walls, carpet flooring, electric radiator. Space for table and chairs. Open plan layout on to the kitchen.

Kitchen Area

Modern fitted kitchen comprising a range of wall and base units with wood work surface over, incorporating single drainer sink unit with mixer tap over. Breakfast bar. Space for upright fridge/freezer, space for washing machine. Four ring electric hob with dual oven below and extractor hood over. Tiled floor.

Outside

To the outside of the property is a garage in a separate block and communal gardens.



Total floor area 47.2 sq.m. (508 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor Flat
- Garage

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1607.76

Ground Rent: 383.64

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



view this property online fox-and-sons.co.uk/Property/WLV109681



Property Ref:
WLV109681 - 0002

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