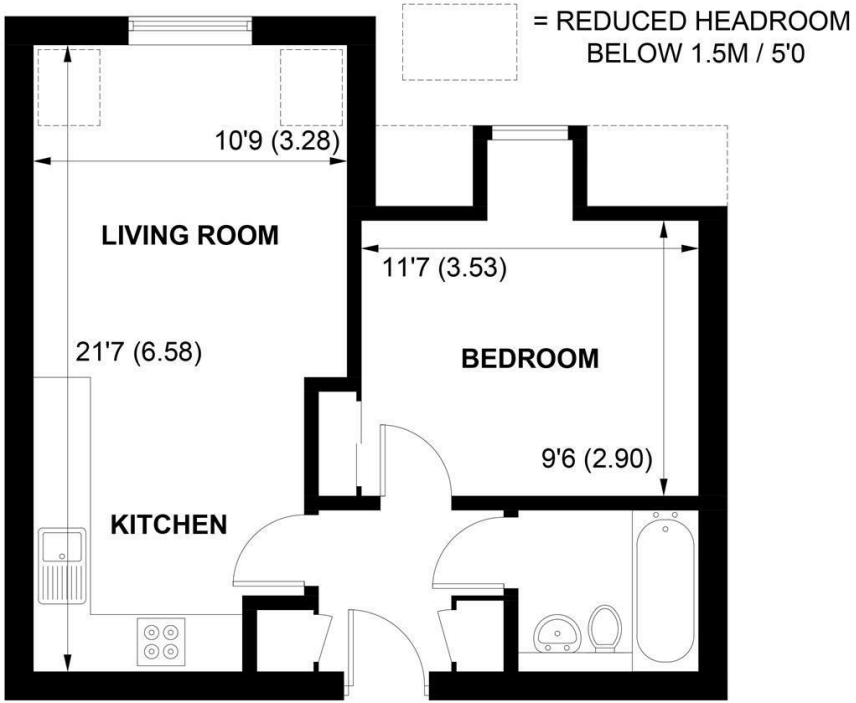
Sims Williams

72 JOHN RENNIE ROAD, CHICHESTER, WEST SUSSEX, PO19 8FD



THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 433 SQ FT / 40.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©
Produced for Sims Williams

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£150,000 Leasehold

72, JOHN RENNIE ROAD,
CHICHESTER,
WEST SUSSEX, PO19 8FD

- Top Floor Apartment
- Waterside Setting
- Stairs/Lift Access
- Open Plan Living Space
- Stylish Kitchen With Appliances
- Double Bedroom
- Subject To Reserve Price
- Sold By Modern Auction
- Buyer Fees Apply

EPC RATING

Current = C
Potential = C

COUNCIL TAX BAND

Band = B

Offered for sale with no onward chain, this top floor apartment is set within a modern development, enjoying a waterside setting in easy strolling distance of Chichester city centre.

Access is via a security entry-phone system into the communal hallway with stairs and passenger lift to the second floor.

Accommodation comprises hallway leading into the open plan kitchen/living space. The kitchen is fitted with stylish gloss units, work surfaces and integrated appliances.

The double bedroom benefits from a built-in wardrobe and the bathroom has a white suite consisting of bath with shower over, wall-hung wash basin and concealed cistern WC.

The property is subject to a 125 year lease from March 2011, with 111 years remaining. Ground Rent is approx. £321.00 per annum and Service Charge is approx. £1,700.00 per annum.

Auctioneer Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

The Property Ombudsman

Viewing Strictly by arrangement via the vendor's Sole Agent Sims Williams 01243 787868
These particulars are believed to be correct but their accuracy is not guarantee and they do not form part of any contract