



Connells

St Boniface Court Fleming Avenue
North Baddesley Southampton

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for sale guide price
£140,000



Property Description

Connells are delighted to offer for sale this two bedroom ground floor flat in North Baddesley. This spacious property is ideally located within North Baddesley, close to local bus routes which can take you into surrounding Towns such as Romsey, Southampton, Eastleigh and Winchester. There are plenty of amenities within walking distance including a doctors surgery, pharmacy, hairdressers, shops, pubs and restaurants.

North Baddesley is a sought after location with a community feel.

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 £300 inc VAT towards the preparation cost of the pack.

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.

Entrance Hall

Built in storage cupboard.

Lounge

11' 9" x 13' 8" (3.58m x 4.17m)

Floor laid to carpet and dual aspect windows to the side and rear.

Kitchen

8' 6" x 7' 9" (2.59m x 2.36m)

Fitted kitchen with space for fridge freezer, space for washing machine, electric hob and fan oven.

Bedroom One

13' 8" x 8' 7" (4.17m x 2.62m)

Floor laid to carpet and window to the side aspect.

Bedroom Two

13' 8" x 9' 5" (4.17m x 2.87m)

Floor laid to carpet and window to the side aspect.

Study

11' 7" x 9' 4" (3.53m x 2.84m)

Floor laid to carpet and window to the side aspect. Potential for a third bedroom.

Bathroom

Bath with shower over, hand wash basin, radiator and window to the side. Separate WC with hand wash basin, radiator and window to the side.

Outside

Communal gardens and on street parking.









EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/ROM306233

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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