



5b Garton Road, Southampton, SO19 2DJ

welcome to

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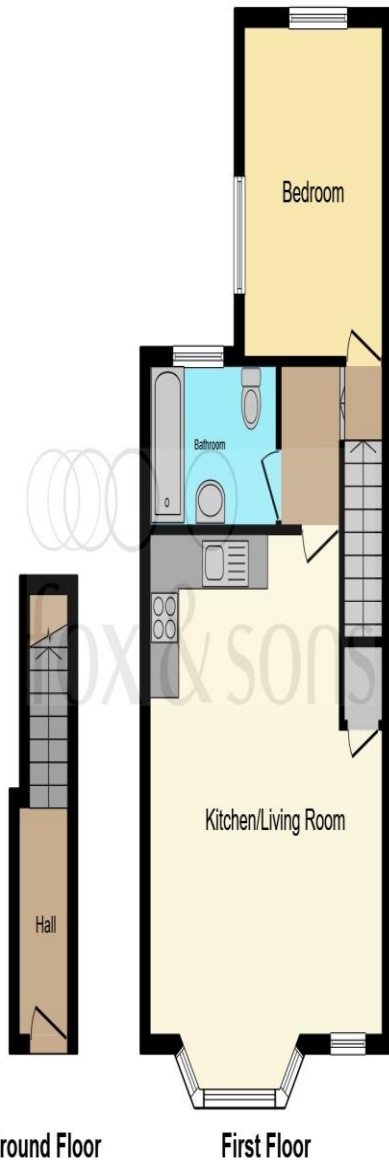
Fox and Sons are pleased to present this one bedroom first floor apartment, situated in the popular location of Itchen, which is well known for its excellent School catchments. The property is in close proximity of all local amenities, Woolston train station, local bus routes heading to the City Centre, transport links to the M27 and M3 and is within walking distance of Centenary Quay with a range of restaurants, Peartree Green & Weston Shore.



Features include: Entrance hall, Kitchen/ Living Area, One Double Bedroom, Bathroom, Spacious Partially Boarded Loft Space and Private Rear Garden With Storage Area.

**Contact us directly to
arrange a viewing -
02380446724**





Ground Floor

First Floor

Total floor area 52.4 sq.m. (565 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.



Entrance Hall

First Floor Hallway

Kitchen/ Living Area

18' 6" x 13' 7" (5.64m x 4.14m)

Bedroom 1

11' 11" x 8' 11" (3.63m x 2.72m)

Bathroom

Rear Garden

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- One Bedroom First Floor Apartment
- Private Rear Garden
- Built-in Electric Oven
- Shingle Area To Rear Garden
- Sought After Location
- Walking Distance Of Centenary Quay
- Owner of Freehold
- Must View!!

Tenure: Leasehold EPC Rating: D

£140,000



view this property online fox-and-sons.co.uk/Property/BIT111138

Please note the marker reflects the postcode not the actual property

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
BIT111138 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


fox & sons



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