



**Flat 4 Old Library, 52 Oak Road, Southampton, SO19 9BR**

**welcome to**

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Fox and Sons are pleased to present this modern stylish one bedroom apartment, situated in the popular location of Woolston. 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 the new popular Centenary Quay waterside development which offers the amenities of Metricks coffee shop, South Quay 82 bar, Snap Fitness 24, and Vivid Beauty.



Benefits from - \*\* Stunning entertaining area comprising of Lounge/dining/ Kitchen\*\* Further double bedroom \*\* Ensuite Bathroom \*\* Integrated Kitchen Appliances \*\* Downstairs Toilet \*\* Modern through-out \*\*

Internal inspecting is highly recommended.

**Contact us directly on  
02380446724 to arrange a  
viewing!**





**First Floor**

**Second Floor**

Total floor area 42.7 m<sup>2</sup> (460 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**

**Downstairs Toilet**

**Lounge/dining/ Kitchen**

18' 1" x 16' 4" ( 5.51m x 4.98m )

**Landing**

**Bedroom One**

8' max x 11' 4" max ( 2.44m max x 3.45m max )

**En-Suite Bathroom**

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## Flat 4 Old Library, 52 Oak Road, Southampton, SO19 9BR

- Modern One Bedroom Apartment
- Downstairs Toilet
- Sought after location of Woolston
- Open plan Lounge/dining/ Kitchen
- Built-in Kitchen Appliances
- Ensuite
- NO FORWARD CHAIN!!
- HIGHLY RECOMMEND VIEWING INTERNALLY

Tenure: Leasehold EPC Rating: C

# £175,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/BIT111517](https://fox-and-sons.co.uk/Property/BIT111517)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Feb 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
BIT111517 - 0003

  
fox & sons



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 1BY



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)