



Fir Tree Court, West End Road, Southampton SO18 6RW

welcome to

Fir Tree Court West End Road, Southampton

BOOK TO VIEW!

This two bedroom flat benefits from a fitted kitchen, bathroom, spacious lounge, communal gardens and on-street parking. To see the potential this flat has to offer, contact us today!

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.

Entrance Hall

Irregular Shaped Room x (x)
Door from communal entrance, cupboard, doors to;

Lounge

11' 9" x 11' 10" (3.58m x 3.61m)
Double glazed door and window to the front aspect, TV point, carpeted.

Kitchen

8' 11" x 4' 5" (2.72m x 1.35m)
Double glazed window to the rear aspect, wall and base cupboard units, space for cooker, washing machine and fridge/freezer, tiled walls, sink and drainer.

Bedroom One

12' x 11' 11" (3.66m x 3.63m)
Double glazed window to the rear aspect, TV point, carpeted.

Bedroom Two

10' 8" x 9' 11" (3.25m x 3.02m)
Double glazed window to the rear aspect, carpeted, TV point.

Bathroom

Double glazed window to the front aspect, bath with mixer taps, w/c, wash hand basin, partially tiled walls.





Welcome to this two bedroom flat located in the residential area of Harefield. The property is situated close to local amenities, has good transport links nearby and is ideally located next to Harefield primary school.

Inside, the flat benefits from a spacious lounge, two double bedrooms, bathroom and fitted kitchen.

Outside, you'll find communal gardens and plenty of on-street parking.

A viewing is recommended to see the potential this flat has to offer!



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welcome to

**Fir Tree Court West End Road,
Southampton**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Purpose Built Flat - ***CASH BUYERS ONLY***
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1362.08

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1970.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£110,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
BIT110433 - 0004

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