



**Cobbett Court, Cobbett Road, Southampton SO18 1HP**

**welcome to**

## **Cobbett Court Cobbett Road, Southampton**

**BOOK TO VIEW!**

We're delighted to welcome to the market this two bedroom top floor apartment, situated in the desirable Bitterne Park area. Featuring two bedrooms, 'L' shaped lounge, fitted kitchen, bathroom and allocated parking.

### **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**

Door from communal entrance, carpeted, radiator, cupboard, doors to;

### **Lounge**

12' x 18' 5" ( 3.66m x 5.61m )

Double glazed window to the front aspect, 'L' shaped room, TV point, carpeted, two radiators.

### **Kitchen**

8' 7" x 11' 2" ( 2.62m x 3.40m )

Double glazed window to the side aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, built in gas cooker, electric hob, fully tiled walls and flooring.

### **Bedroom One**

10' 5" max x 13' 8" max ( 3.17m max x 4.17m max )

Double glazed window to the front aspect, radiator, carpeted, TV point.

### **Bedroom Two**

11' 1" x 7' 5" ( 3.38m x 2.26m )

Double glazed window to the front aspect, radiator, carpeted.

### **Bathroom**

Bath with mixer taps and shower above, w/c, wash hand basin, heated towel rail, fully tiled walls, tiled flooring, extractor fan.





**Welcome to this two bedroom top floor flat, situated in the desirable area of Bitterne Park. The flat is situated close to local amenities, with great transport links nearby.**

**Step inside and you'll find a spacious 'L' shaped lounge, fitted kitchen, bathroom and two bedrooms.**

**Outside, there is allocated parking for added convenience.**

**Come and see the potential this flat has to offer and arrange a viewing with us today!**



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**Cobbett Court Cobbett Road,  
Southampton**

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Top Floor Flat
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1776.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1995.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

**£150,000**



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](http://www.focalagent.com)

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Property Ref:  
BIT112515 - 0016

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