



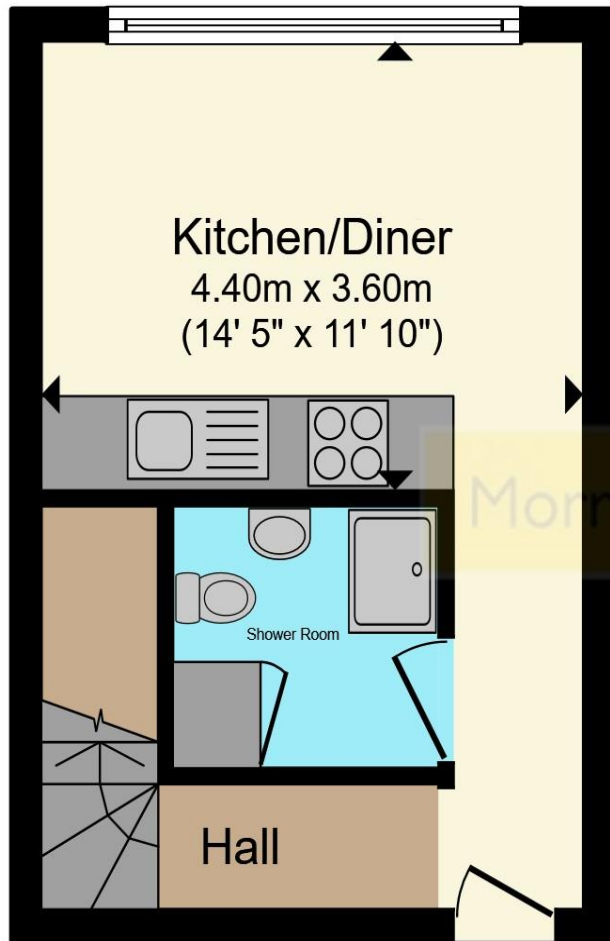
Andersons Road, Southampton SO14 5FR

welcome to

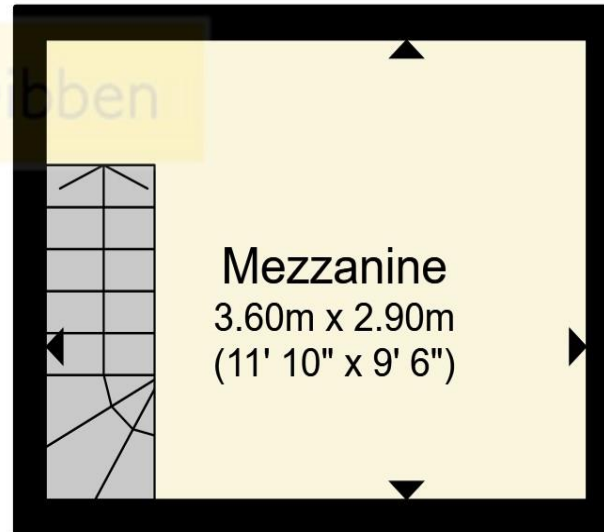
Andersons Road, Southampton

Fox and Sons Southampton have pleasure in offering for sale this one bedroom in City Annex, Anderson Road. City Annex is an impressive Grade II listed building located within the heart of the City, Great investment opportunity or first time buyer.





Ground Floor



Mezzanine

Entrance

Hallway

Open Plan Lounge /kitchen
14' 7" x 11' 11" (4.45m x 3.63m)

Bathroom
7' 6" x 5' 9" (2.29m x 1.75m)

Mezzanine Floor

Bedroom
11' 10" x 10' 8" (3.61m x 3.25m)

Additional Information
Leasehold Term extended to 107 Years left
Service Charge £2200 pa
Ground rent is £150 PA

Total floor area 31.4 sq.m. (338 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.

welcome to

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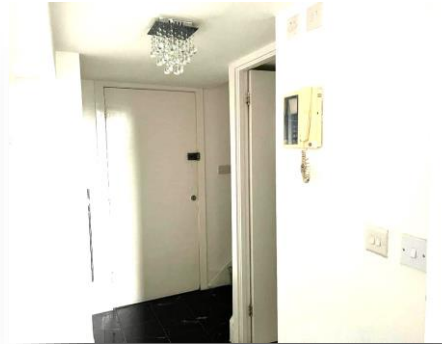
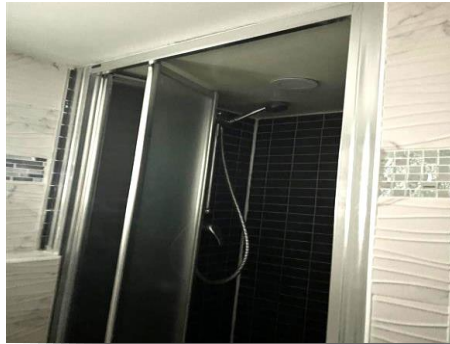
- Unique Ground Floor One Bedroom Split-Level Apartment
- Mezzanine Bedroom
- Open Plan Living Space
- High Ceilings
- Plentiful Natural Light

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£110,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU116110



Property Ref:
SOU116110 - 0006

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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