

Winchester Court, Wordsworth Road, Southampton SO15 5LS



welcome to

Winchester Court Wordsworth Road, Southampton

Occupying a pleasant position on a no through road, close to Southampton General Hospital, lies this spacious ground floor two bedroom apartment which fronts St James Park and benefits from a shared freehold, low annual service charge, garage and is offered with no forward chain.





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

Lounge

12' 4" max x 11' 6" max (3.76m max x 3.51m max)

Kitchen

12' 4" max x 7' 10" max (3.76m max x 2.39m max)

Bedroom One

13' 7" max x 11' 11" max (4.14m max x 3.63m max)

Bedroom Two

12' 6" max x 8' max (3.81m max x 2.44m max)

Shower Room

Additional

Lease 999 year lease from 1960 Ground Rent £0 Service charge £55pcm

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Winchester Court Wordsworth Road, Southampton

- Ground Floor Two Bedroom Apartment
- Close to General Hospital
- Lounge
- Fitted Kitchen
- Shower Room
- Share of Freehold
- Garage

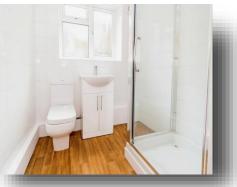
Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1960. 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

£190,000





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Property Ref:

SOU116198 - 0003

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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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St James Nursery

Please note the marker reflects the postcode not the actual property