



**Hollybrook Lodge Coxford Road, Southampton SO16 5AR**

**welcome to**

**Hollybrook Lodge Coxford Road, Southampton**

Fox and Sons Southampton offer for sale this modern third floor apartment located opposite Southampton General Hospital and offering an array of spacious and well-presented accommodation ideal for those working at the Hospital or a great investment opportunity. Allocated Parking Space and no chain.





### Entrance Hall

### Living Room

22' 11" max x 10' 9" max ( 6.99m max x 3.28m max )

### Kitchen

11' 3" x 8' 6" max ( 3.43m x 2.59m max )

### Bedroom One

14' 5" x 8' 8" ( 4.39m x 2.64m )

### Bedroom Two

14' 2" max x 8' 7" ( 4.32m max x 2.62m )

### En-Suite

### Bathroom

### Additional

Lease 155 years from 2011  
 Ground Rent - £250pa  
 Service Charge - £1824pa

Total floor area 80.9 m<sup>2</sup> (870 sq.ft.) approx

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)

welcome to

## Hollybrook Lodge Coxford Road, Southampton

- Third Floor Apartment
- Two Double Bedrooms
- Family Bathroom & En-Suite Shower Room
- Modern Fitted Kitchen
- Close to General Hospital

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2011. 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

**£180,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU116438](https://fox-and-sons.co.uk/Property/SOU116438)



Property Ref:  
SOU116438 - 0002

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