

property details **approval form**

Flat 36 Brampton Tower, Bassett Avenue, Southampton, Hampshire, SO16 7FB

Date: 10 July 2024

Property Ref and Version: SOU116448 - 0003

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£205,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1963.

>> **key features**

- > Seventh Floor Apartment
- > Two Double Bedrooms
- > Spacious Lounge/Dining Room
- > Shower Room & Separate WC
- > Fitted Kitchen
- > Balcony
- > Garage
- > No Forward Chain
- > EPC Rating: D

>> **short description**

Seventh floor apartment enjoying captivating and far reaching panoramic views in the highly regarded Brampton Tower. Benefiting from two double bedrooms, large lounge/dining room, fitted kitchen, shower room & separate WC, balcony and garage.

>> **long description**

Upon entering the building you are greeted by the grand reception with water fountains, seating and lift and stairs servicing all floors.

On the seventh floor is a landing with doors serving the apartments, access to the apartment via the porch. Once inside you are greeted by an entrance hallway with a cloaks cupboard and doors leading to all rooms. The lounge/dining room is spacious, bright and airy with large windows making the most of the breathtaking views and has access to a balcony.

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The kitchen is fitted with base and level units with work surfaces over, tiled splashbacks, integrated appliances and space and plumbing. The two bedrooms are double rooms with the master also having access to the balcony.

The shower room is fitted with walk-in shower cubicle, wash hand basin with cupboard and drawers. There is also a separate WC with wash hand basin and WC. Externally there are established communal grounds with residents and visitor parking, a garage located in a block.

>> **directions**

>> **Agent Note**

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>> **room description**

Porch

Entrance Hall

Lounge / Dining Room

19' 10" x 11' 9" max (6.05m x 3.58m max)

Kitchen

14' 9" x 5' 10" (4.50m x 1.78m)

Bedroom One

11' 8" x 11' 6" max (3.56m x 3.51m max)

Bedroom Two

10' 3" x 8' 3" (3.12m x 2.51m)

Shower Room

Wc

Additional

Lease 999 years

Service Charge £3688pa

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>> **room description**

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>> **property images**



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>> floor plan



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

>> approval

Signature

Date

	Signature	Date
Emily Donnarumma		
Mr A. Assarian		

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