



Coburg House York Close, Southampton SO14 5RT

welcome to

Coburg House York Close, Southampton

CASH BUYERS ONLY Fox and Sons Southampton have pleasure in offering for sale this lovely one bedroom modern style second floor apartment situated in York Close. This property offers entrance hall, sitting room, double bedroom, fitted kitchen, bathroom and residents parking.





Communal Entrance Hall

Entrance

Hallway

Lounge

15' 4" x 10' 1" (4.67m x 3.07m)

Balcony

Kitchen

10' x 6' 7" (3.05m x 2.01m)

Bedroom

15' x 8' 7" (4.57m x 2.62m)

Bathroom

5' 10" x 5' 4" (1.78m x 1.63m)

Front And Rear Communal Garden

Additional Information

Leasehold Term 90 Years left
Service Charge, Ground Rent,
Water and Heating £114 per Mth

Total floor area 40.2 sq.m. (432 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.

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- One bedroom
- Double Glazed
- Fitted Kitchen
- Balcony
- Electric underfloor heating

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU116533



Property Ref:
SOU116533 - 0003

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.

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