

# property details **approval form**

Flat 15 Kingsbury House, Kingsbury Road, Southampton, Hampshire, England, SO14 0JT

**Date:** 20 September 2024

**Property Ref and Version:** SOU116635 - 0002

# 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             | 5. Room Description |
| 2. Key Features      | 6. Directions       |
| 3. Short Description | 7. Property Images  |
| 4. Long Description  | 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**

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£170,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015.

## >> **key features**

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- > Stunning Top Floor Apartment
- > One Double Bedroom
- > Integrated Kitchen
- > Fitted Bathroom
- > Double Glazed & Electric Heating
- > Secure Gated Parking
- > 15ft x 12ft Roof Terrace
- > EPC Rating: B

## >> **short description**

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Fox & Sons are pleased to offer for sale this stunning TOP FLOOR APARTMENT in a modern development. The property is in immaculate condition, offering one double bedroom, secure gated parking and a 15ft by 21ft roof terrace offering views of the river. A MUST SEE PROPERTY!

## >> **long description**

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Fox and Sons are pleased to offer for sale this stunning top floor apartment situated close to the city centre. The property is in immaculate condition and offers one double bedroom with a large built-in closet, a fitted bathroom with a walk-in shower, and an open plan living area with a kitchen that includes integrated appliances. There is an allocated parking space, and communal indoor, secure bike storage. The flat is double glazed. The main feature of this property is the private 15ft by 21ft roof terrace with views towards the river, along with a side walkway the length of the flat. Viewing is essential to appreciate what is on offer.

## >> **directions**

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**Your Fox & Sons office:** 32 - 34 London Road, SOUTHAMPTON, Hampshire, SO15 2AG  
**T** 02380 225155 **E** Southampton@fox-and-sons.co.uk

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## >> **Agent Note**

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## >> **room description**

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### **Hallway**

### **Bedroom**

18' 3" x 15' ( 5.56m x 4.57m )

### **Bathroom**

### **Roof Terrace**

15' 4" x 21' ( 4.67m x 6.40m )

### **Kitchen/Lounge**

18' 4" x 15' ( 5.59m x 4.57m )

### **Additional Information**

Lease 116 years

Ground Rent £250pa

Service Charge £2610.08pa

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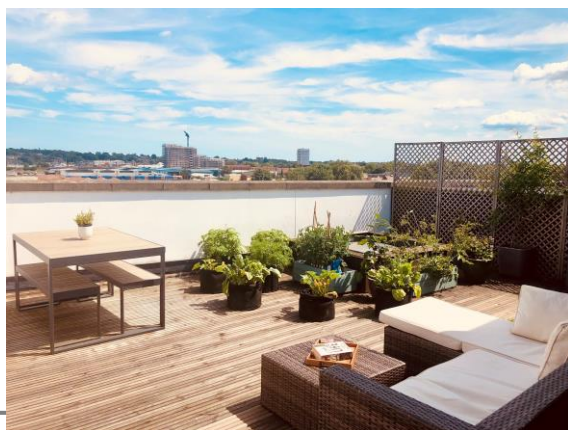
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## >> property images



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## >> **property images**





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**>> property images**

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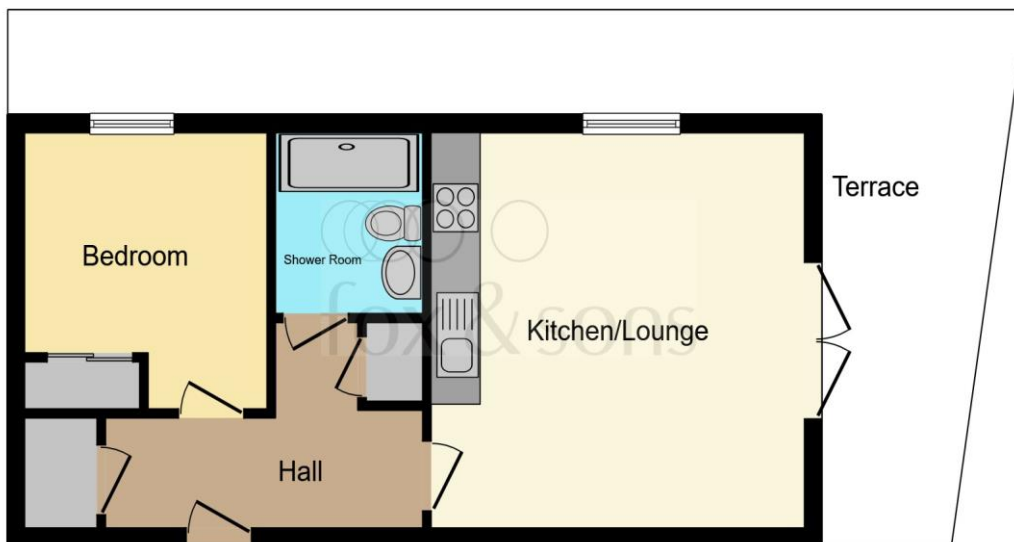
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## >> floor plan



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](http://www.focalagent.com)

## >> approval

**Signature**

**Date**

	<b>Signature</b>	<b>Date</b>
<b>Emily Donnarumma</b>		
<b>Miss J. Nightingale</b>		

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