



**The Polygon, Southampton SO15 2BN**

**welcome to**

**The Polygon, Southampton**

Fox and Sons Southampton have pleasure in offering for sale this lower ground floor 2 bedroom apartment, situated in the popular location of The Polygon boasts an excellent location. Close to the city centre and main train station.





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.

#### Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

#### Open Plan Lounge / Kitchen

14' 2" x 12' 4" ( 4.32m x 3.76m )

#### Bedroom One

10' 6" x 8' 3" ( 3.20m x 2.51m )

#### Bedroom Two

8' 5" x 6' ( 2.57m x 1.83m )

#### Bathroom

#### Additional

Lease 189 years from 1988

Service Charges £360 pa approx

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## The Polygon, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Lower Ground Floor Apartment
- Two Bedrooms

Tenure: Leasehold EPC Rating: E

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£80,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU116848](https://fox-and-sons.co.uk/Property/SOU116848)



Property Ref:  
SOU116848 - 0005

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