

Shirley Road, Southampton SO15 3FN



welcome to

Shirley Road, Southampton

Located on Shirley Road within walking distance to the main high street is this self contained ground floor one double bedroom apartment. Benefiting from no annual service charges, off road parking and no forward chain.















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

Lounge

11' 10" x 10' 4" (3.61m x 3.15m)

Bedroom

10' x 8' 10" (3.05m x 2.69m)

Kitchen

11' 1" x 5' 7" (3.38m x 1.70m)

Bathroom

Additional

Lease 125 years from 1986 - in the process of being increased. No Service Charge or Ground Rent

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- Ground Floor Self Contained Flat
- One Double Bedroom
- Fitted Kitchen
- Three-Piece Bathroom Suite
- Off Road Parking

Tenure: Leasehold EPC Rating: D

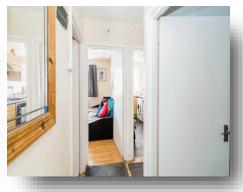
This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1986 Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

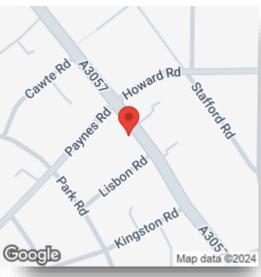
offers in excess of

£140,000









Please note the marker reflects the postcode not the actual property

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Property Ref: SOU116880 - 0002 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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02380 225155



32 - 34 London Road, SOUTHAMPTON, Hampshire, SO15 2AG



