



**Westwood Court Westwood Road, Southampton SO17 1UX**

**welcome to**

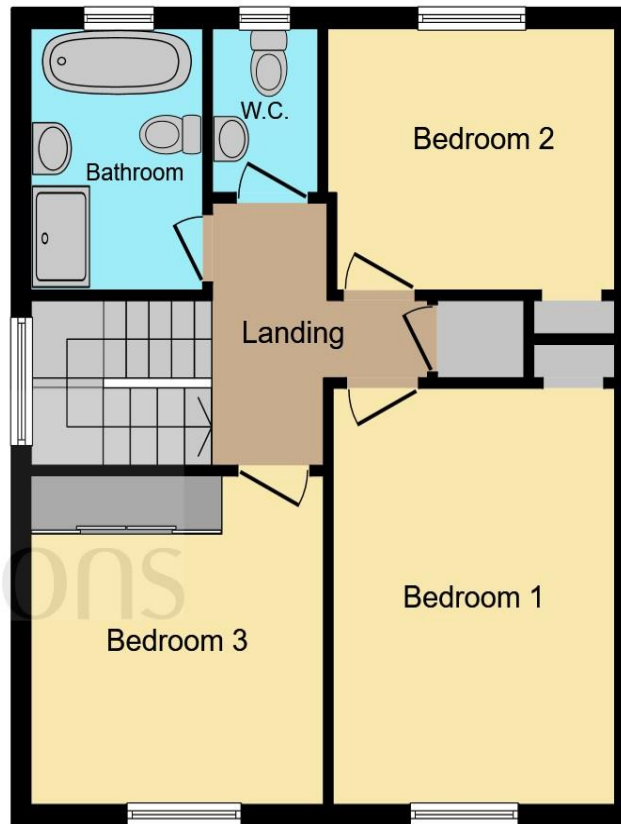
**Westwood Court Westwood Road, Southampton**

Fox and Sons Southampton have pleasure in offering for sale this fantastic split-level apartment in the highly sought after Westwood Road. The property benefits from your own private entrance and garage.





**Ground Floor**



**First Floor**

**Lounge**  
21' 3" x 11' ( 6.48m x 3.35m )

**Walkout Balcony**

**Dining Room**  
8' 10" x 10' 5" ( 2.69m x 3.17m )

**Kitchen**  
10' 5" x 8' 10" ( 3.17m x 2.69m )

**Second Floor Landing**

**Bedroom One**  
14' 5" x 10' 4" ( 4.39m x 3.15m )

**Bedroom Two**  
11' 1" x 10' 6" ( 3.38m x 3.20m )

**Bedroom Three**  
10' 5" x 8' 10" ( 3.17m x 2.69m )

**Bathroom**  
8' 10" x 6' 10" ( 2.69m x 2.08m )

**Separate Wc**  
**Communal Gardens**

**Garage**

**Additional Information**

Leasehold 999 years from 2002  
Service Charge - £2228 pa  
Ground Rent - Nil

**Agents Notes**

SHARE OF FREEHOLD  
Please note this development does not allow owners to rent the property out, so cannot be bought as an investment.

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)

welcome to

## Westwood Court Westwood Road, Southampton

- Private Entrance
- Split level Apartment
- Three Double Bedrooms
- Dining Room open plan to Modern Fitted Kitchen with Integrated Appliances
- Gas Heating via Radiators

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Nov 2002. 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  
**£250,000**



Please note the marker reflects the  
postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/SOU116691](https://fox-and-sons.co.uk/Property/SOU116691)



Property Ref:  
SOU116691 - 0004

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Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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