



Archers Road, Southampton SO15 2YD



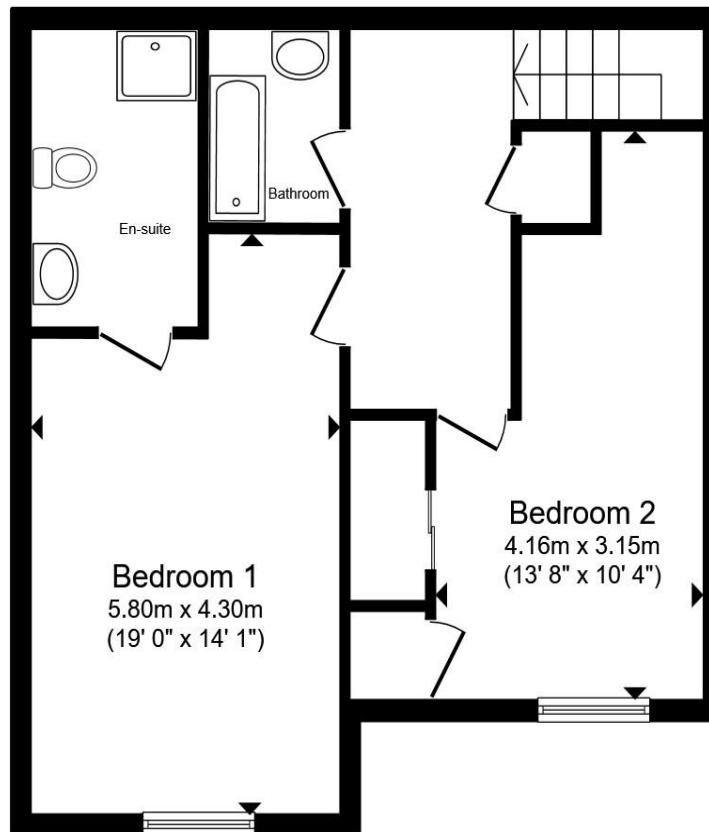
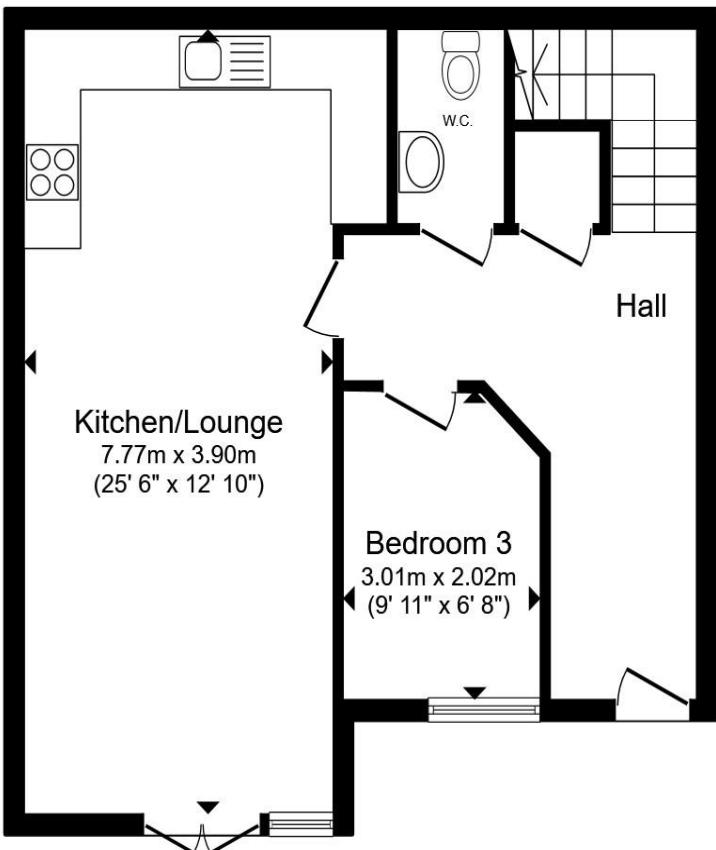
welcome to

Archers Road, Southampton

Modernised 3-Bedroom Duplex Apartment on Archers Road

Offered with NO ONWARD CHAIN & set within a modern and well-kept development, this spacious three-bedroom duplex apartment offers generous room sizes, and a private outdoor space — all in a highly sought-after location on Archers Road.





Entrance Hall

Storage Cupboard

Kitchen/Lounge

25' 6" x 12' 10" max (7.77m x 3.91m max)

W.C.

Bedroom 3

9' 11" max x 6' 8" max (3.02m max x 2.03m max)

Landing

Storage Cupboard

Bedroom One

19' max x 14' 1" max (5.79m max x 4.29m max)

En-Suite

Bedroom 2

13' 8" max x 10' 4" max (4.17m max x 3.15m max)

Bathroom

Additional Information

Total floor area 102.4 m² (1,102 sq.ft.) approx

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.propertybox.io

welcome to

Archers Road, Southampton

- No Onward Chain
- Open Plan Living
- Courtyard Garden / Private Entrance
- En-Suite, Main Bathroom and Additional W.C.
- Secure Undercover Allocated Parking Space

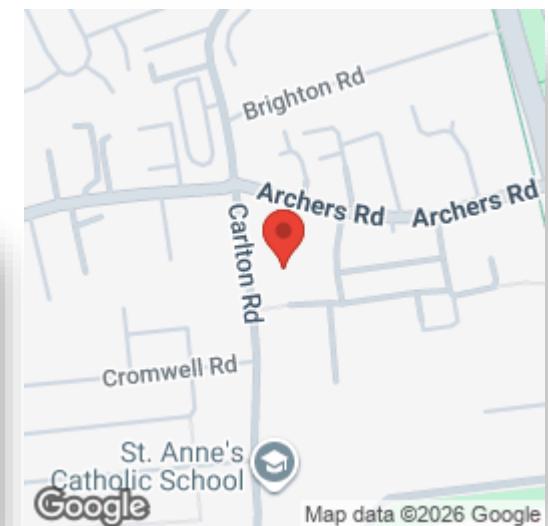
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1805.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£290,000



view this property online fox-and-sons.co.uk/Property/SOU117582

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.



Property Ref:
SOU117582 - 0002



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