



**Bourne Place, Archers Road, Southampton SO15 2LR**



**welcome to**

**Bourne Place Archers Road, Southampton**

Enjoying a sought after position in Banister Park, this modern ground floor apartment offers a wealth of bright and airy accommodation thanks to its sunny aspect, an open plan living area, modern kitchen, two double bedrooms, two bathrooms and no forward chain.





Total floor area 46.3 sq.m. (499 sq.ft.) approx

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.

### **Living Room**

15' 4" x 12' 6" ( 4.67m x 3.81m )

### **Kitchen**

9' 11" x 5' 10" ( 3.02m x 1.78m )

### **Bedroom One**

15' 2" max x 10' 4" ( 4.62m max x 3.15m )

### **En-Suite**

### **Bedroom Two**

11' 8" into bay x 10' 10" ( 3.56m into bay x 3.30m )

### **Bathroom**

### **Additional**

Lease 125 years from 2009

Annual Ground Rent: £200

Annual Service: £1995

welcome to

## Bourne Place Archers Road, Southampton

- Modern Ground Floor Apartment
- Two Double Bedrooms
- Open Plan Living Room
- Modern Fitted Kitchen
- Bathroom & En-Suite

Tenure: Leasehold EPC Rating: C

offers in excess of

**£200,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU115818](https://fox-and-sons.co.uk/Property/SOU115818)

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
SOU115818 - 0003

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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