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# Wavell Road, Southampton

## Auction Guide £112,500



**\*\* No Chain \*\***

This first floor one bedroom maisonette benefits from low service charges and access to garden making it an ideal investment opportunity or a lovely home for a first time buyer.

This superb apartment further comprises a ground floor entrance hall, first floor entrance hall with an airing cupboard and loft access, a generous size & bright lounge, fitted kitchen, a double bedroom, a three piece bathroom, and ample storage.

The property is located within the highly requested area of Bitterne, just a short walk from Bitterne shopping precinct, offering a wealth of amenities as well as bus links connecting to the inner city and outer suburbs. Bitterne leisure centre, Bitterne Library and Bitterne health centre are all within walking distance.

Leasehold: 89 Years Remaining Approx.

Service Charges £265 per annum approx.

Ground Rent : Included in the Service Charges above.

### Auctioneers Comments:

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

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## KEY FEATURES

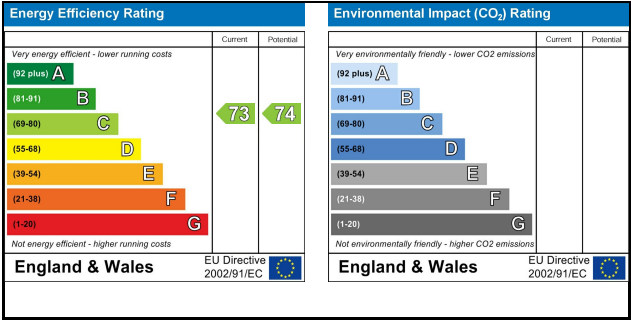
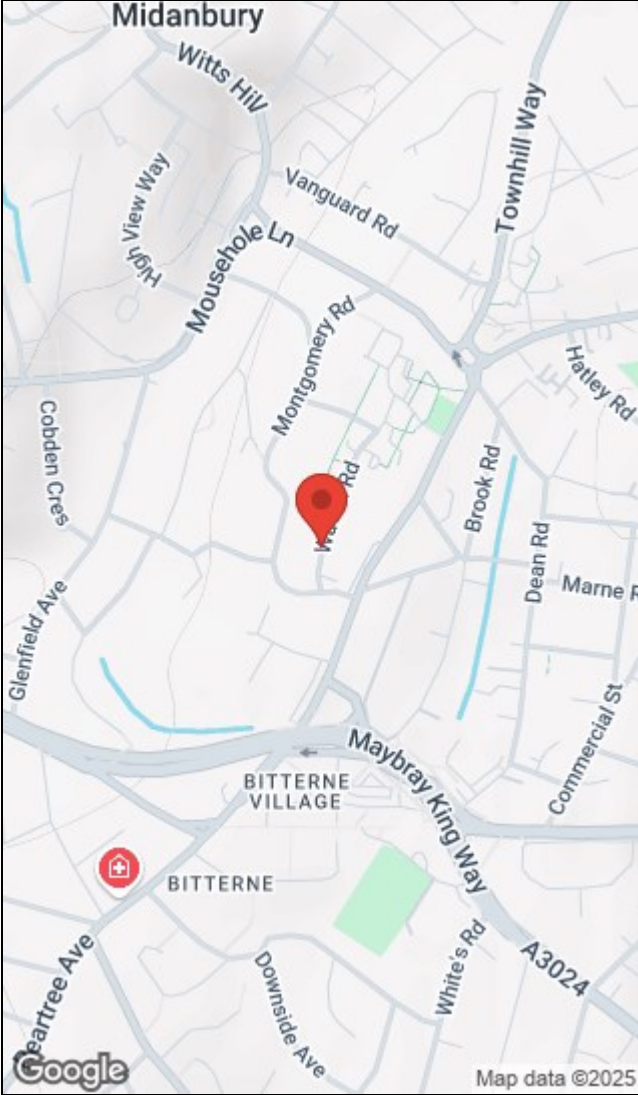
- First Floor Maisonette
- Entrance Hall with Airing Cupboard
- Westerly Aspect Garden
  - Living Room
- Fully Fitted Kitchen
  - Double Bedroom
  - Bathroom
  - Ample Storage
- UPVC Double Glazing
- Gas Central Heating











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