



HUNTERS[®]
HERE TO GET *you* THERE



Fir Tree Court, West End Road, Southampton

Auction Guide £60,000



****For sale by Modern Method of Auction** **2 Balconies**No Chain****

Offered to the market with no onward chain, this one bedroom flat presents a fantastic opportunity for those looking to put their own stamp on a property.

Located in a sought-after West End area, this flat is in need of modernisation throughout, making it ideal for investors, renovators, or first time buyers seeking a project.

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.

Tenure Type: Leasehold

Leasehold Years remaining on lease: 44 years remaining approx.

Leasehold Annual Service Charge Amount £340.52 per quarter approx.

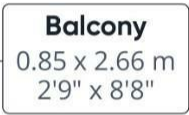
Leasehold Ground Rent Amount £25 per annum approx.

KEY FEATURES

- For Sale by Modern Auction – T & C's apply
 - Subject to Reserve Price
- The Modern Method of Auction
 - Buyers fees apply
 - Top floor flat
 - Two balconies
 - One bedroom
 - Gas central heating
 - Built in wardrobe
- In need of modernisation







36.6 m²
393 ft²

5.2 m²
56 ft²

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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