



Connells

Beatty Court Anson Drive
Southampton



Property Description

Beatty Court, is a well-proportioned apartment situated within a purpose-built development on Anson Drive in Southampton. Offering spacious accommodation throughout, this two-bedroom flat provides comfortable living with plenty of scope for personalisation.

The property features a large and inviting lounge, ideal for both relaxing and dining, enjoying natural light through the all new double-glazed windows recently fitted. The kitchen provides practical workspace and ample storage, perfectly positioned for convenient everyday living.

There are two generous double bedrooms, each benefiting from built-in fitted wardrobes, providing excellent storage solutions and keeping the rooms feeling bright. The bathroom is fully tiled and finished in a classic style, designed for easy maintenance and durability. Situated on the 3rd floor, the flat offers easy access and a comfortable layout that would suit a variety of buyers, including first-time purchasers, downsizers, or investors. The property enjoys newly fitted double glazing throughout and offers a versatile interior ready to be styled and finished to individual taste. The property has just had a new electrical consumer unit installed.

Beatty Court is located in a well-established residential area of Southampton, with excellent access to local shops, amenities, and transport links into the city centre and surrounding areas. The development provides a peaceful setting while remaining conveniently close to everyday facilities.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Lounge

16' 4" x 13' 5" (4.98m x 4.09m)

Double glazed window to front aspect. Triport.

Kitchen

10' 5" x 4' 9" (3.17m x 1.45m)

Fitted kitchen with wall and base units. Fitted electric hob. Oven. Extractor hood. Space for Fridge freezer. Space for washing machine. Stainless steel sink and drainer.

Bedroom 1

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to front aspect. Built in double wardrobe. TV.

Bedroom 2

9' 9" x 9' (2.97m x 2.74m)

Double glazed window to side aspect. Double built in wardrobes.

Bathroom

Bath. Electric shower over bath. Wash hand basin. WC. Tiled. Extractor fan.



KEY FEATURES

- Spacious Apartment
- Two Double Bedrooms with Fitted Wardrobes
- Double Glazed Windows Throughout
- Fitted Kitchen
- Fully Tiled Bathroom







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

To view this property please contact Connells on

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EPC Rating: F Council Tax
 Band: A

Service Charge: 909.00 Ground Rent:
 15.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107405

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: BTN107405 - 0006