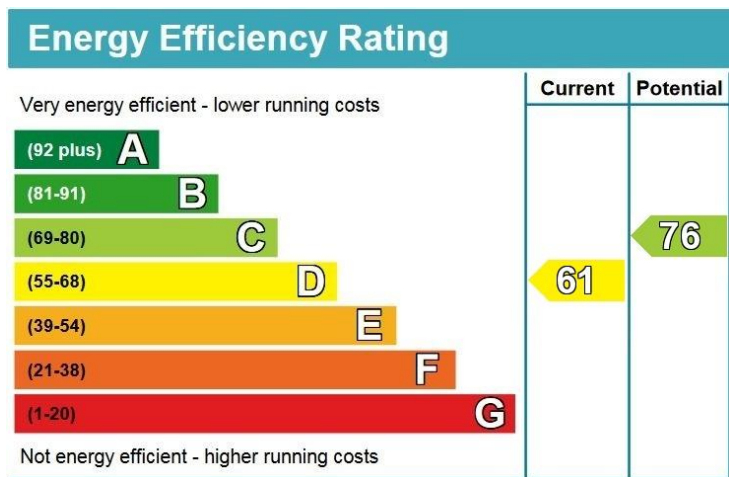




Bitterne

023 8042 2600



43 The Oaks, Southampton, Hampshire, SO19 7RP

£100,000 Leasehold

Draft Details Awaiting Vendor Approval

STRICTLY CASH BUYERS ONLY!!! Welcome to The Oaks! Situated in a private cul-de-sac location is this one-bedroom ground floor maisonette SOLD WITH NO FORWARD CHAIN! Freshly redecorated and carpeted throughout, this home is our opinion is "move in ready". Step inside into the lounge diner with access to a large storage cupboard. There is a separate double-aspect kitchen with plenty of work surface space and allocated room for free standing appliances such as an electric oven, washing machine and tall fridge/freezer. The bedroom is a spacious double and the bathroom is a clean and tidy white suite with overhead electric shower. This property is offers electric radiators, UPVC double-glazing and plenty of on-street parking. Call us NOW to book your viewing!

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Approach

Porch

Lounge/Diner

15' 6" (4.72m) x 8' 8" (2.64m)::
Textured and coved ceiling, window to front, door to:

Kitchen

11' 7" (3.53m) x 6' 2" (1.88m)::
Textured ceiling, window to side and front, a range of wall and base units with work surface over, stainless steel sink with drainer inset, space for electric oven, washing machine, fridge/freezer, tiled splashbacks.

Bedroom One

11' 8" (3.56m) x 8' 6" (2.59m)::
Textured ceiling, window to rear, electric radiator.

Bathroom :

Textured ceiling, three piece suite comprising: panel enclosed bath with electric shower over with rainfall shower head attachment, W/C, wash hand basin, tiling to principal areas.

We are advised by the vendor the lease details are as follows:

Lease - 120 years from 1 January 1984
Maintenance charge - £13 per month
Ground rent - £45 per 6 months
Building insurance - £294 per annum

Services

Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

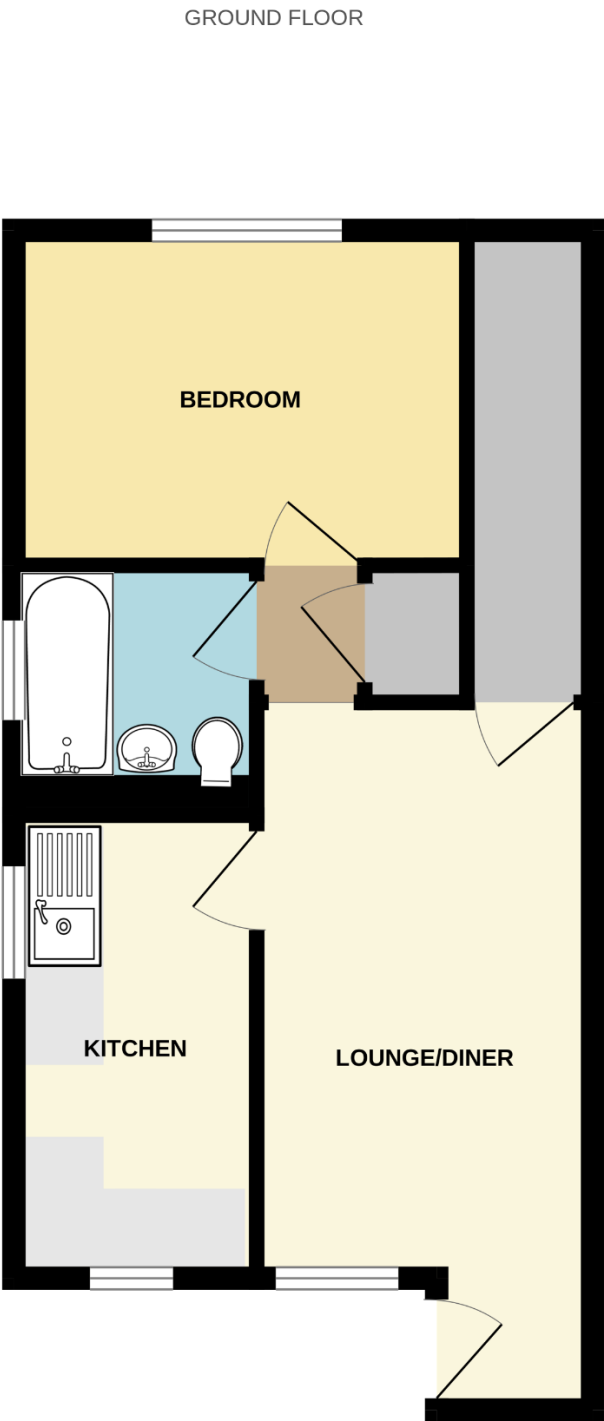
Band A

Sellers Position

No Forward Chain

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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