



Cranbury Court, Cranbury Road, Southampton SO19 2RT

welcome to

Cranbury Court Cranbury Road, Southampton

* TOP FLOOR FLAT * TWO BEDROOMS * NO ONWARD CHAIN * COMMUNAL GARDENS * ALLOCATED AND VISITORS PARKING * IDEAL FOR FIRST TIME BUYERS OR INVESTORS * GREAT LOCATION *

Entrance Porch

Secure intercom, communal access.

Entrance Hall

Access to all rooms, laminate flooring, storage radiator, loft hatch, access to airing cupboard with hot water cylinder, telephone intercom, mains-powered smoke detector.

Lounge

14' 7" x 9' 7" (4.45m x 2.92m)

Double glazed windows to the side and rear aspect, laminate flooring, storage radiator, panel heater, TV point.

Kitchen

11' 2" x 5' 11" (3.40m x 1.80m)

Wall and base cupboard units, electric oven, hob, overhead extractor, freestanding fridge/freezer, washing machine, stainless steel sink and drainer, double glazed window to the rear aspect.

Bedroom One

12' 7" x 8' 9" (3.84m x 2.67m)

Double glazed window to the front aspect, carpet throughout, panel heater.

Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)

Double glazed window to the front aspect, laminate flooring, panel heater.

Bathroom

Bath with overhead electric unit shower, wash hand basin, low level w/c, tiled flooring, partially tiled walls, double glazed window to the rear aspect, heated towel rail.

Loft Space

Partially boarded, pull-out ladder, light.

Communal Gardens

Laid to lawn.





Perfect for first-time buyers or investors, this two-bedroom top floor flat offers comfortable living in a sought-after area. Inside, the property features a generous lounge, a fitted kitchen with ample storage, a modern bathroom, and two good-sized bedrooms.

Outside, residents can enjoy well-maintained communal gardens, along with convenient residents and visitors parking. The location is excellent, with local amenities close by, Sholing train station within easy reach, and a nearby nature reserve. Available with no onward chain, a viewing is highly recommended!



view this property online fox-and-sons.co.uk/Property/BIT112809



welcome to

Cranbury Court Cranbury Road, Southampton

- Top Floor Flat
- Two Bedrooms
- Communal Gardens
- Allocated and Visitor Parking
- No Onward Chain

Tenure: Leasehold EPC Rating: D

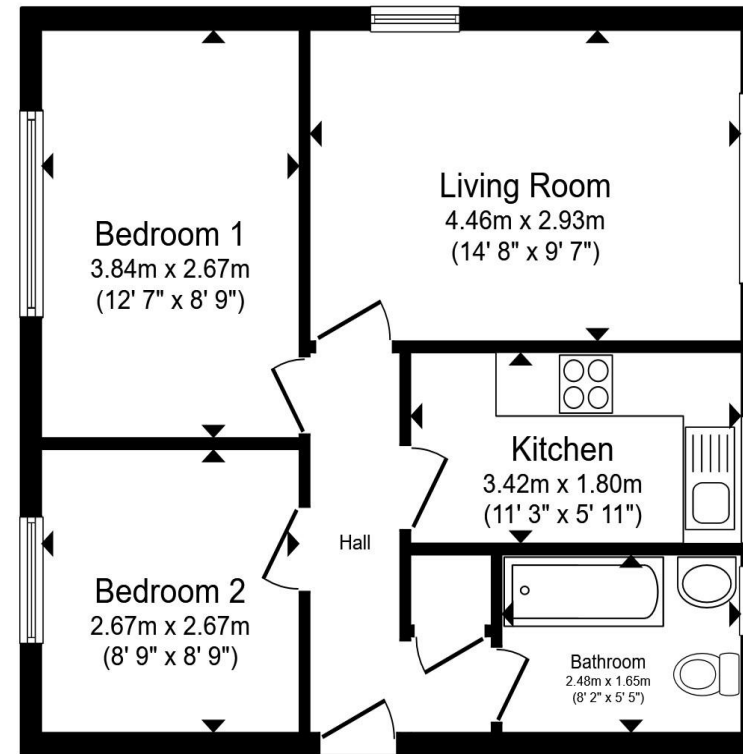
Council Tax Band: A Service Charge: 1344.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£160,000



Total floor area 47.8 m² (515 sq.ft.) approx

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.propertybox.io



view this property online fox-and-sons.co.uk/Property/BIT112809



Property Ref:
BIT112809 - 0006

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk