



Wickham House Westridge Road
Southampton



Property Description

Located in the popular area of Portswood, this well-presented two-bedroom ground floor flat offers modern living with the benefit of a communal garden and allocated parking. Ideal for first-time buyers, downsizers, or investors, the property is local to amenities and transport links.

Inside, the flat features a bright open-plan living and kitchen area with modern units and integrated appliances—perfect for entertaining or relaxing. There are two well-proportioned bedrooms, offering flexible space for sleeping, working, or guests. A stylish bathroom with a shower-over-bath, WC, and wash basin completes the interior.

Residents have use of a communal garden, providing a peaceful outdoor area, and benefit from one allocated parking space. Situated within walking distance of Portswood High Street and close to St Deny's train station, the flat enjoys great connectivity and a lively local community.

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.

Entrance Hall

Electric radiator. Telecom.

Lounge/Kitchen

19' 6" x 10' 2" (5.94m x 3.10m)

Double glazed window to front aspect. Double doors to communal garden. Electric radiator. Space for washing machine under counter. Wall and base unit. Electric oven and induction hob with extractor. Space for fridge freezer.

Bedroom 1

8' 6" x 10' 3" (2.59m x 3.12m)

Double glazed window to front aspect. Built in wardrobe. Electric radiator.

Bedroom 2

13' 2" x 8' 5" (4.01m x 2.57m)

Double glazed window to front aspect. Electric radiator.

Bathroom

Bath with electric shower. Electric towel radiator. Extractor fan. WC. Wash hand basin.

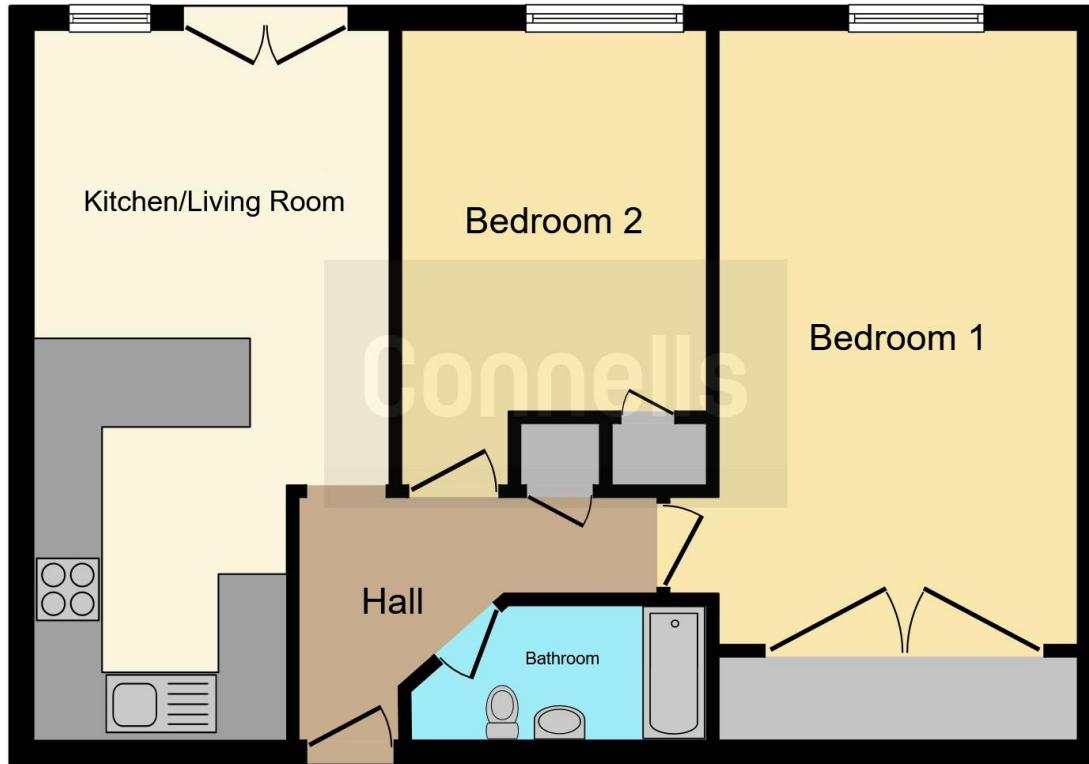
Outside

Communal garden. 1 allocated parking space.









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

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409 Shirley Road Shirley
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EPC Rating: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 169.61

Tenure: Leasehold

[view this property online](http://viewthispropertyonline.connells.co.uk/Property/SSR312397) connells.co.uk/Property/SSR312397

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1996. 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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