



Whitworth Court, Whitworth Road, Southampton SO18 1JR

welcome to

Whitworth Court Whitworth Road, Southampton

*SECOND FLOOR FLAT * TWO DOUBLE BEDROOMS * SEPERATE KITCHEN & LIVING SPACE * FITTED KITCHEN & BATHROOM * RESIDENTS PARKING
* COMMUNAL GARDENS * GREAT ACCESS TO CITY CENTRE * CLOSE TO LOCAL TRANSPORT & AMENTIES

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 Porch

Secure intercom system in communal entrance, stairs leading to property access.

Entrance Hall

Access to all rooms & loft hatch, carpets throughout.

Lounge

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window to front aspect, electric fire place feature, carpets throughout.

Kitchen

10' 10" x 7' 1" (3.30m x 2.16m)

Wall & base cupboard units, ample work top space, electric oven, hob, freestanding fridge/freezer, breakfast bar area, stainless steel sink & drainer, double glazed window to front aspect.

Bedroom One

11' 2" x 10' (3.40m x 3.05m)

Double glazed window to rear aspect, carpets throughout, electric radiator.

Bedroom Two

10' 4" x 8' (3.15m x 2.44m)

Double glazed window to rear aspect, carpets throughout, electric radiator.

Bathroom

Bath tub, overhead shower, part tiled walls, low level w/c & wash hand basin, double glazed window to rear aspect.

Loft Space

Pull out ladder, boarded throughout with a light.





Situated in the highly sought-after residential area of Bitterne, the property enjoys a convenient location with excellent access to a wide range of local amenities, reputable schools, transport links, and Southampton City Centre. Bitterne remains one of Southampton's most popular locations due to its excellent balance of community atmosphere and accessibility.

Upon entering the property, you are welcomed into a spacious entrance hall which provides access to all principal rooms. The accommodation comprises two well-proportioned double bedrooms, both offering ample space for bedroom furniture and benefiting from plenty of natural light.

The apartment further boasts a generously sized living room, creating the perfect space for relaxation, entertaining guests, or enjoying family time. Adjacent to the living area is a separate kitchen, fitted with a range of units and providing practical space for everyday cooking and dining requirements. Externally, residents can enjoy access to well-maintained communal gardens, offering attractive outdoor surroundings and a pleasant environment to sit and unwind. The property also benefits from residents' parking.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Whitworth Court Whitworth Road, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Second Floor Flat
- Two Double Bedrooms

Tenure: Leasehold EPC Rating: D

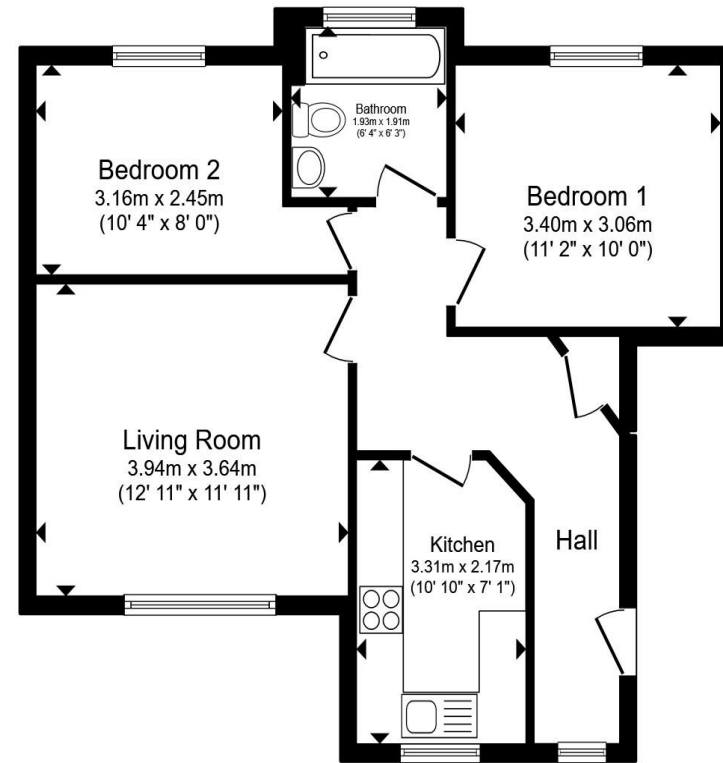
Council Tax Band: A Service Charge: 1200.00

Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Total floor area 56.9 m² (612 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

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Property Ref:

BIT113409 - 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.

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 fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk