



Timsbury Court, Spring Road, Southampton SO19 2RX

welcome to

Timsbury Court Spring Road, Southampton

Fox and Sons are pleased to bring to market this charming one-bedroom, top-floor flat located in Sholing. This property benefits from allocated parking and access to communal gardens.

Call today to book your viewing 02380 446724

Entrance Hall

Two storage cupboards housing immersion tank, storage heater and room is carpeted.

Lounge

16' 5" x 12' 1" (5.00m x 3.68m)

Double glazed window to rear, electric fire place, electric radiator and room is carpeted.

Kitchen

12' 1" x 7' 9" (3.68m x 2.36m)

Space for fridge/freezer, space for washing machine, electric oven, induction hob, sink with drainer, wall and base units, velux window, tiled splash back and extractor fan.

Bedroom 1

11' 9" x 9' 9" (3.58m x 2.97m)

Double glazed window to rear, electric radiator, loft access and room is carpeted.

Bathroom

Velux window, heated towel rail, electric shower over bath, wash basin, toilet and extractor fan.





Fox and Sons are pleased to bring to market this charming one-bedroom, top-floor flat located in Sholing. This property benefits from allocated parking and access to communal gardens. Situated on the top (second) floor, it shares the level with only one other flat, adding an extra sense of privacy.

The flat's main entrance leads to a hallway that provides access to all rooms, including a well-maintained bathroom, a double bedroom, and a spacious lounge/diner. There are also two convenient storage cupboards. The flat is fitted with modern wifi-enabled wall-mounted heaters in the lounge/dinner and bedroom. The bathroom has a digital heated towel rail and the hallway has a storage heater. The bathroom is fitted with a modern white three-piece suite, complete with a shower over the bath and tiled walls.



The bedroom is generously sized with cozy carpet flooring and a wall-mounted heater. The lounge/diner is versatile enough to accommodate both living and dining furniture, featuring a carpeted floor, an electric fireplace, and an open-plan layout that flows directly into the kitchen. In the kitchen, you'll find a breakfast bar, ample cupboard space, an integrated oven and hob, and room for additional white goods. The old wooden windows have been replaced with modern UPVC units.

With a 92-year lease and competitive leasehold costs, this flat is an ideal choice for investors, first-time buyers, couples, or individuals. Contact us today for more details or to book a viewing!



view this property online fox-and-sons.co.uk/Property/BIT112073



welcome to

Timsbury Court Spring Road, Southampton

- TOP FLOOR ONE BEDROOM FLAT
- SPACIOUS LOUNGE/DINER
- ALLOCATED PARKING
- COMMUNAL GARDEN

Tenure: Leasehold EPC Rating: D

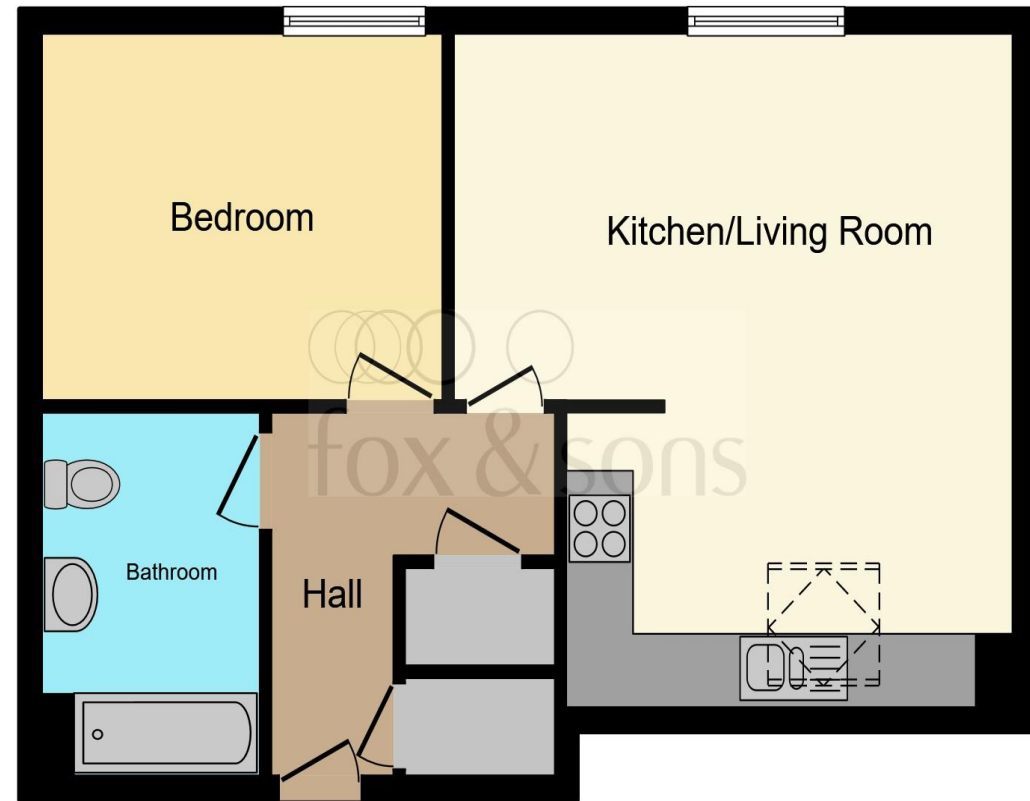
Council Tax Band: A Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1992. 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

£120,000



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

view this property online fox-and-sons.co.uk/Property/BIT112073



Property Ref:
BIT112073 - 0016

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.

fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 1BY



fox-and-sons.co.uk