



**Fairholme Court, Archers Road, Eastleigh. SO50 9PP**

**welcome to**

**Fairholme Court, Archers Road, Eastleigh**

Well-presented one bedroom retirement apartment on the second floor, exclusively for the over 60's. Benefits include residents' lounge, laundry facilities, a House Manager, lift access and no onward chain. Conveniently located close to the town centre and local amenities. Arrange to view now!



Fox and Sons are pleased to bring to the market this immaculate one bedroom retirement apartment, located on the second floor of a well-maintained building.

Exclusively for residents over 60, the property offers a safe and welcoming environment, with access via lift or stairs. The apartment itself comprises a private entrance hall, spacious lounge with a feature fireplace, modern fitted kitchen, double bedroom and bathroom.

Residents benefit from excellent communal facilities including a lounge, kitchen, laundry room, and guest suite. A house Manager is on site until PM each day, along with emergency pull-cords in each apartment for added peace of mind.

The development ideally situated within close proximity to the town centre, providing access to a wide range of amenities such as shops, library, cinema, bus and train stations.

### 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.

### Lounge

17' 7" x 10' 5" ( 5.36m x 3.17m )

### Dining Room

8' 8" x 5' 2" ( 2.64m x 1.57m )

### Kitchen

6' 11" x 7' 4" ( 2.11m x 2.24m )

### Bedroom One

11' 2" x 9' 1" ( 3.40m x 2.77m )

### Bathroom

6' 9" x 6' 1" ( 2.06m x 1.85m )



**view this property online** [fox-and-sons.co.uk/Property/ELH106938](http://fox-and-sons.co.uk/Property/ELH106938)



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## Fairholme Court, Archers Road, Eastleigh

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- RETIREMENT PROPERTY - OVER 60'S
- COMMUNAL LOUNGE, KITCHEN & LAUNDRY AREA

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 10412.00

Ground Rent: 450.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Sep 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### Directions to this property:

Fox and Sons Estate Agents Eastleigh  
44 Market St, Eastleigh SO50 5RA

Head towards Regal Walk

Turn left onto Wells Pl

At the roundabout, take the 1st exit onto Southampton Rd/A335

Continue to follow A335

At the roundabout, take the 1st exit onto Romsey Rd/A335

Turn right onto Newtown Rd.

Turn left onto Weston Rd

Turn left onto Archers Rd

Destination will be on the left



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ELH106938 - 0003

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 8061 8522



Eastleigh@fox-and-sons.co.uk



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



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