



**Sedgewick Court, Sedgwick Road, Bishopstoke. SO50 6QG**

fox & sons

welcome to

## Sedgewick Court Sedgwick Road, Bishopstoke Eastleigh

A bright second-floor one-bedroom flat offering a spacious living area, kitchen, comfortable double bedroom and sleek shower room. Set within a well-kept development with communal parking, it provides practical, low-maintenance living close to local amenities.

### 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

Access to bedroom, bathroom and lounge, Textured ceiling, access to loft hatch. Access to Consumer unit. Carpeted

### Lounge

14' 4" x 13' 8" ( 4.37m x 4.17m )

Textured ceiling, double glazed window to front

elevation, electric storage heater, carpeted.

### Kitchen

14' 4" x 13' 8" ( 4.37m x 4.17m )

Textured ceiling, vinyl walls, double glazed window to rear elevation. Integrated electric oven and electric hob, sink with drainer and mixer tap, base and eye level units, space for washing machine. No space for fridge/freezer.

### Bedroom

7' 6" x 4' 11" ( 2.29m x 1.50m )

Textured ceiling, double glazed window to rear elevation. Electric storage heater, PIV system. Carpeted.

### Bathroom

5' 11" x 5' 10" ( 1.80m x 1.78m )

Textured ceiling and part tiled walls, Extractor fan, heated towel rail, Shower cubical with electric shower, WC, basin complete with unit. Vinyl flooring.

### Parking

Communal carpark for residents.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT BUYER ALERT!
- TENANT IN SITU

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2000.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Jun 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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Property Ref:  
ELH106451 - 0006

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