



Connells

Selborne Drive
Eastleigh



Property Description

This well-maintained one-bedroom first floor maisonette, offered for sale via modern auction, presents an excellent opportunity for both mortgage and cash buyers alike. Situated in a desirable area of Eastleigh, the property benefits from its own private entrance, on-road parking, and access to communal gardens, as well as a useful brick-built shed providing additional storage.

The accommodation comprises a spacious lounge, a generous double bedroom, and a fitted kitchen with space for appliances. There is also a separate utility room with plumbing, offering flexibility to be used as a study or home office if required.

A bathroom completes the internal layout.

While the property has been well cared for, it offers scope for modernisation, making it an ideal purchase for buyers looking to add their own personal touch or for investment purposes.

Overall, this is a fantastic opportunity to acquire a home in a sought-after location with great potential.

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

Brick built storage shed.

Entrance Hall

Front door. Stairs up to landing.

Landing / Hallway

Radiator. Loft access - insulated.

Lounge

Double glazed window to rear access. Radiator. TV and telephone ports.

Kitchen

Double glazed window to front aspect. Fitted kitchen with wall and base units. Space for electric cooker and fridge freezer. Stainless steel and drainer..

Utility Room / Study

Double glazed window to front aspect. Radiator. Plumbing for washing machine and space for tumble dryer.

Bedroom

Double glazed window to rear access. Radiator.

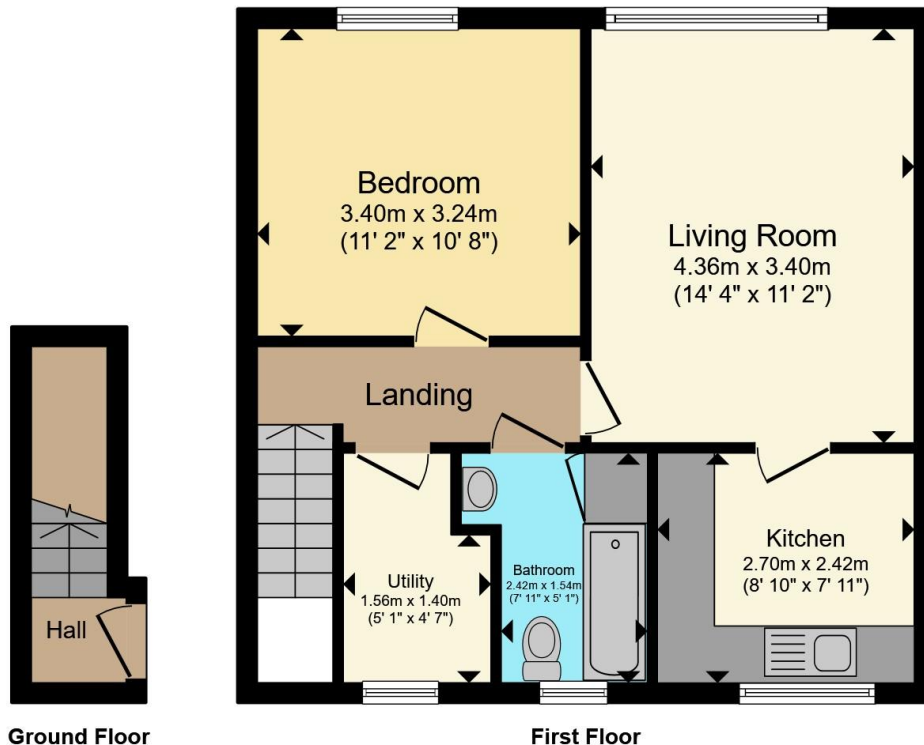
Bathroom

Double glazed window to front aspect. Electric shower over bath. Plumbing for wash hand basin. Toilet. Radiator. Built in airing cupboard housing combi boiler. Part tiled.

Outside

Communal garden.
On road parking.





Total floor area 50.5 m² (544 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

Connells

To view this property please contact Connells on

T 02380 618 343
E eastleigh@connells.co.uk

19 Market Street
EASTLEIGH SO50 5RH

EPC Rating: C Council Tax
Band: A

Service Charge: 608.44 Ground Rent:
10.00

Tenure: Leasehold

view this property online connells.co.uk/Property/EGH309596

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Dec 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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