





Cranbury Court, Cranbury Road, Southampton SO19 2RT

fox & sons

welcome to

Cranbury Court Cranbury Road, Southampton

* TWO BEDROOM FLAT * LOUNGE/DINER * FITTED KITCHEN * MODERN BATHROOM * COMMUNAL GARDENS * ALLOCATED PARKING * GREAT LOCATION *

Entrance Porch
Communal intercom system, leading to;

Entrance Hall
Access to all rooms, leading to;

Lounge
14' 9" x 9' 7" (4.50m x 2.92m)
Double glazed window to the side aspect, electric radiator, carpet throughout.



Kitchen
11' 2" x 5' 11" (3.40m x 1.80m)
Wall and base cupboard units, electric oven, electric hob, under counter space for white goods, freestanding fridge/freezer, stainless steel sink and drainer, double glazed window to the side aspect.

Bedroom One
12' 7" x 8' 9" (3.84m x 2.67m)
Carpet throughout, double glazed windows to the side and rear aspect, electric radiator, freestanding storage.



Bedroom Two
8' 10" x 8' 8" (2.69m x 2.64m)
Double glazed window to the side aspect, laminate flooring, electric radiator.

Bathroom
Bath, shower cubicle, double glazed window to the side aspect, low level w/c, wash hand basin, tiled walls.





This well-maintained and spacious two bedroom flat offers comfortable living in a highly desirable location, making it ideal for first-time buyers, professionals, or investors alike.

The property features a lounge/diner and fitted kitchen, which has been thoughtfully designed with ample storage and workspace. There are two well-proportioned bedrooms and a modern bathroom.

Externally, residents benefit from allocated parking, ensuring convenience and peace of mind, along with access to well-kept communal gardens, perfect for enjoying outdoor space.

Situated in a great location with easy access to local amenities, transport links, and green spaces, this property truly ticks all the boxes.

Viewing is highly recommended to fully appreciate what this fantastic home has to offer!

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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Cranbury Court Cranbury Road, Southampton

- Two Bedroom Flat
- Lounge/Diner
- Fitted Kitchen
- Modern Bathroom
- Communal Gardens

Tenure: Leasehold EPC Rating: E

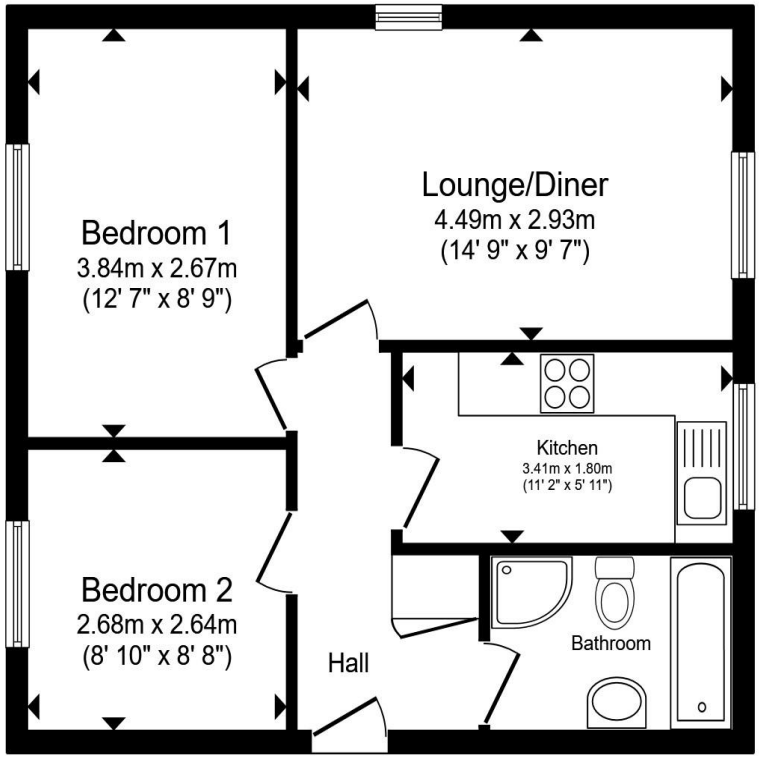
Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 1874.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

£150,000



Total floor area 47.8 m² (514 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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The Property Ombudsman

Property Ref:
BIT113357 - 0007

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

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