



Connells

Malmesbury Road
Southampton

Malmesbury Road
Southampton SO15 5FQ

for sale guide price
£100,000



Property Description

Connells are delighted to bring to the market this two bedroom ground maisonette apartment, situated in the highly convenient and sought-after location of Shirley. This ground floor apartment would make an ideal first time buy or investment purchase as it is comprised of a spacious living room, kitchen/dining area, three piece bathroom suite, two good sized bedrooms with the master bedroom leading to a conservatory and communal garden. Further benefits to this property are gas central heating, double glazing, A viewing is highly recommended to truly appreciate the accommodation we have to offer here on Malmesbury Road and this property is being offered with no forward chain.

The property is conveniently located centrally between Southampton's most popular shopping high streets. From clothing to groceries, to something luxury, you're covered with this location. For those with demanding work travels, several schools are nearby, there are two train stations within walking distance, and easy access to the M27/M3 as well as easy transport links to get around the city.

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.

Communal Entrance

Flat Entrance

Living Room

13' 5" x 10' 10" (4.09m x 3.30m)

Kitchen/Dining Room

12' 4" x 8' 11" (3.76m x 2.72m)

Bedroom 1

11' x 9' (3.35m x 2.74m)

Bedroom 2

10' 11" x 6' 3" (3.33m x 1.91m)

Conservatory

8' 7" x 6' 1" (2.62m x 1.85m)

Bathroom

7' 1" x 5' 6" (2.16m x 1.68m)









Total floor area 59.9 m² (645 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



To view this property please contact Connells on

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409 Shirley Road Shirley
 SOUTHAMPTON SO15 3JD

EPC Rating: D Council Tax
 Band: A

Service Charge: Ask
 Agent

Ground Rent:
 70.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SSR312844

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as



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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