



Laxton Close, Southampton SO19 9JA

welcome to

Laxton Close, Southampton

* TWO BEDROOM GROUND FLOOR FLAT * BEAUTIFULLY PRESENTED THROUGHOUT * SPACIOUS LIVING ROOM * MODERN KITCHEN * EN SUITE & BATHROOM * ONE ALLOCATED PARKING SPACE * COMMUNAL GARDENS * VISITORS PARKING *

Entrance Porch

Secure intercom system, communal door providing access.

Entrance Hall

Access to all rooms, carpeted, gas radiator, storage cupboard.

Lounge

14' x 10' 5" (4.27m x 3.17m)

Carpeted, gas radiator, double glazed window to the side aspect, double glazed patio door leading to private balcony, TV point, opens onto;

Kitchen

12' 1" x 6' 11" (3.68m x 2.11m)

Wall and base cupboard units, electric oven, gas hob, overhead extractor, integrated fridge/freezer, slimline dishwasher, stainless steel sink and drainer, vinyl flooring, gas radiator, double glazed window to the front aspect.

Bedroom One

14' 1" x 12' 6" (4.29m x 3.81m)

Double glazed windows to both sides, two gas radiators, carpeted, built in wardrobe, access to;

En Suite

Shower cubicle, low level w/c, wash hand basin, double glazed window to the side aspect, gas radiator, extractor.

Bedroom Two

14' 3" x 8' (4.34m x 2.44m)

Double glazed window to the front aspect, laminate flooring, gas radiator.

Bathroom

Bath tub, low level w/c, wash hand basin, extractor, gas radiator, partially tiled walls, double glazed window to the rear aspect.





Fox & Sons are delighted to welcome to the market this beautifully presented two bedroom apartment, located on the ground floor. Perfect for first time buyers or professionals, the property boasts well-designed living spaces and excellent convenience on the doorstep.

Inside, the apartment boasts a spacious living room and modern kitchen/diner. There are two good-sized bedrooms, including a generous master complete with its own en suite shower room. A separate family bathroom adds to the convenience of this home.

Outside, residents benefit from well-maintained communal grounds, one allocated parking space with additional visitors parking available. With local schools, amenities and excellent transport links nearby, a viewing is highly recommended!



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welcome to

Laxton Close, Southampton

- Ground Floor Flat
- Two Bedrooms
- Spacious Living Room
- En Suite to Master & Bathroom
- One Allocated Space & Visitors Parking

Tenure: Leasehold EPC Rating: C

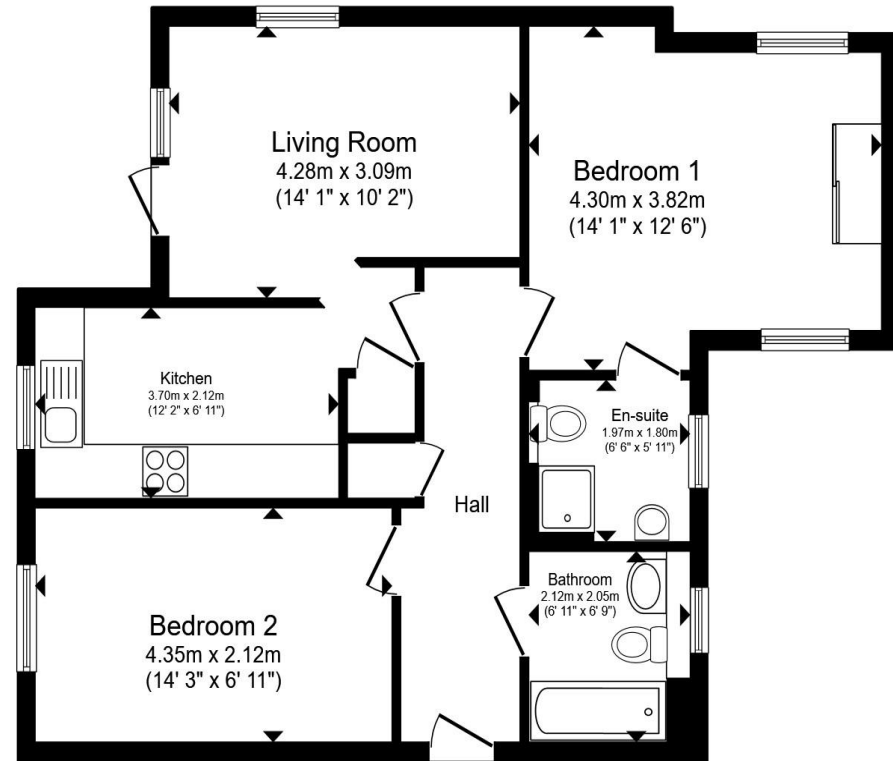
Council Tax Band: B Service Charge: 2000.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£200,000



Total floor area 65.3 m² (703 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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Property Ref:
BIT112974 - 0004

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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