



**Connells**

St. Annes Road  
Southampton





## Property Description

Beautiful Modern, 1st floor 1-Bedroom Flat – Woolston

**\*\* INVESTORS ONLY\*\***

Tenants in situ - Rental income of £775 PCM.

Located in the popular and well-connected area of Woolston, this beautifully presented 1-bedroom flat offers modern living in a quiet, well-maintained residential building. Ideal for investors, the property combines style, comfort, and convenience.

The flat features a spacious and bright open-plan living area, perfect for relaxing or entertaining, with a modern fitted kitchen offering plenty of storage and workspace. The generously sized double bedroom provides a peaceful retreat, while the contemporary bathroom is finished to a high standard with clean, modern fittings.

The building itself is set in a quiet and attractive setting, offering a peaceful atmosphere while still being close to all the amenities Woolston has to offer. Residents also benefit from resident parking, ensuring convenience and ease of access.

With excellent transport links, including main bus routes just a short walk away, commuting to Southampton city centre or other nearby areas is quick and easy. Woolston also offers a range of shops, cafes, and green spaces, making this a fantastic location.

## 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.

## Lounge/Kitchen

14' 6" x 12' 9" ( 4.42m x 3.89m )

X2 double glazed window to front aspect. Sink. Intergrated oven/hob and extractor. Space for washing machine, small fridge and freezer. Wall and base units.

## Bedroom 1

7' 9" x 8' ( 2.36m x 2.44m )

Double glazed window to front aspect. Tank removed in storage cupboard to make small built in wardrobe.

## Bathroom

WC. Wash hand basin. Showe cubicle with electric shower.

### KEY FEATURES

Modern 1-bedroom flat in a quiet, well-kept building

Bright and spacious open-plan living/kitchen area

Stylish fitted kitchen and contemporary bathroom

Good-sized double bedroom

Resident parking available











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.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [Bitterne@connells.co.uk](mailto:Bitterne@connells.co.uk)**

2 West End Road Bitterne  
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EPC Rating: E Council Tax  
 Band: A

Service Charge:  
 2000.00

Ground Rent:  
 25.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/BTN106949](http://connells.co.uk/Property/BTN106949)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 1967. 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.

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