



**Juniper Court, Bitterne Road West, Southampton SO18 1BN**

**welcome to**

## **Juniper Court Bitterne Road West, Southampton**

\* ONE DOUBLE BEDROOM \* FIRST FLOOR FLAT \* LOUNGE/DINER WITH BALCONY \* MODERN KITCHEN \* RESIDENTS PARKING \* CLOSE TO LOCAL AMENITIES \* GREAT TRANSPORT LINKS \* OVER 900 YEARS REMAINING ON LEASE \* REASONABLE SERVICE CHARGE \*

### **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**

Communal door, intercom system.

### **Entrance Hall**

Access to all rooms, carpeted, storage.

### **Lounge**

Carpeted, TV point, access to balcony, electric heater, space for dining table and chairs.

### **Kitchen**

Wall and base cupboard units, electric oven, electric hob, overhead extractor, space for freestanding fridge/freezer, space for white goods under counter, stainless steel sink and drainer.

### **Bedroom One**

Double glazed window to the side aspect, carpeted, electric heater, built in wardrobe.

### **Bathroom**

Bath with overhead shower, double glazed window to the front aspect, wash hand basin, low level w/c, partially tiled walls, extractor fan.





**Welcome to this one bedroom first floor flat offering comfortable and contemporary living in a convenient location. The accommodation comprises a bright lounge/diner with direct access to a private balcony. The modern fitted kitchen is well-equipped and thoughtfully designed, while the bathroom is finished to a good standard. The property also benefits from a generous double bedroom.**



**Further features include residents' parking and communal gardens. The flat is offered with a good remaining lease length and a reasonable service charge, making it an attractive option for first-time buyers or investors. Ideally situated close to local amenities and with good transport links nearby, a viewing is highly recommended!**



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## Juniper Court Bitterne Road West, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Bedroom First Floor Flat
- Residents Parking

Tenure: Leasehold EPC Rating: C

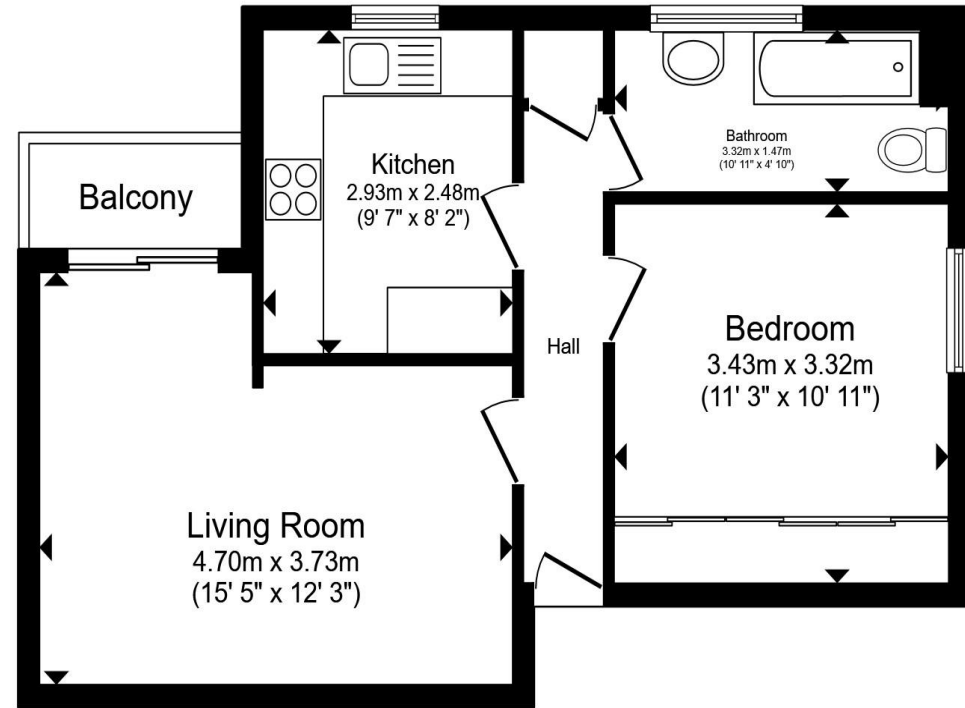
Council Tax Band: A Service Charge: 1400.00

Ground Rent: 4.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1959. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£100,000**



### First Floor

Total floor area 44.6 m<sup>2</sup> (480 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](http://www.propertybox.io)



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Property Ref:  
BIT113170 - 0002

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