Dorrick Court, Archers Road, Southampton SO15 2LT

fox & sons

welcome to

Dorrick Court, Archers Road, Southampton

Positioned on the ground floor of the popular and well-established Dorrick Court development on Archers Road, this well-presented one-bedroom ground floor apartment offers bright, comfortable accommodation in a highly convenient location close to the City Centre, Bedford Place, and the Avenue.

Leading off the hallway is the main living room, a bright and spacious area finished with fresh neutral decor, plush fitted carpets, and a large window that floods the room with natural light.

The brand new kitchen has sleek white high-gloss wall and base units, clean tiled splashbacks. It comes fully equipped with brand new electric hob, oven, and integrated washing machine and fridge, making it ready for immediate occupation.

The generous double bedroom provides a peaceful space, decorated neutrally with carpeted flooring and plenty of space for a double bed along with extra furnishings.

Completing the internal layout is the bathroom, featuring a three-piece suite that includes a bath with shower attachment, a wash hand basin set into a wooden vanity, a low-level WC, and a frosted window for natural light and ventilation.

The property also benefits from share of freehold, allocated parking at the front of the block as well as access to extensive, quiet communal lawned

Hall

Lounge
13' 11" x 11' (4.24m x 3.35m)

Kitchen
7' 7" x 5' 3" (2.31m x 1.60m)

Bedroom
11' 11" x 9' 10" (3.63m x 3.00m)

Bathroom
7' 10" x 6' (2.39m x 1.83m)

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- No Onward Chain
- Ground Floor Apartment
- Impressive Long Lease & Reasonable Service Charges
- Spacious Living Room
- Double Bedroom

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 1148.80
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000

Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU118331

The Property Ombudsman

Property Ref:
SOU118331 - 0006

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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