



**Meggeson Avenue, Southampton SO18 2ET**

**welcome to**

## **Meggesson Avenue, Southampton**

\* GROUND FLOOR FLAT \* ONE DOUBLE BEDROOM \* LIVING ROOM \* FITTED KITCHEN \* SHOWER ROOM \* COMMUNAL AREAS \* GREAT LOCATION  
\* PERFECT FOR FIRST TIME BUYERS OR INVESTORS \*

### **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 Hall**

Door from communal entrance, storage heater, doors to;

### **Lounge**

13' 8" max x 12' 8" max ( 4.17m max x 3.86m max )  
Double glazed window to the side aspect, storage heater, TV point, carpeted.

### **Kitchen**

Double glazed window to the front aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, space for electric cooker, fridge/freezer and plumbing for washing machine, splash back tiles, cupboard housing new water tank.

### **Bedroom One**

11' x 10' 6" ( 3.35m x 3.20m )  
Double glazed window to the side aspect, storage heater, carpeted.

### **Shower Room**

Double glazed window to the side aspect, shower cubicle with electric shower, w/c, wash hand basin, partially tiled walls.







**Welcome to this one bedroom ground floor flat, located in the sought after area of Bitterne Park. Perfect for an investor or first time buyer looking for somewhere they can put their own stamp on the place.**



**Inside, the flat comprises a spacious living room, double bedroom, shower room and fitted kitchen. Outside, there are communal areas and plenty of on-street parking.**

**With local amenities, schools and great transport links nearby, a viewing is highly recommended!**



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## Meggesson Avenue, Southampton

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

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 586.00

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£120,000**



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)

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Property Ref:

BIT112792 - 0005

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