





Campbell Mews, Pine Drive, Southampton SO18 5RP

fox & sons

welcome to

Campbell Mews Pine Drive, Southampton

* FIRST FLOOR APARTMENT * TWO BEDROOMS * SPACIOUS LOUNGE * FITTED KITCHEN & SHOWER ROOM * COMMUNAL GROUNDS * RESIDENTS PARKING * GREAT LOCATION *

Entrance Porch
Communal entrance with intercom.

Entrance Hall
Access to all rooms, carpeted, storage, electric heater.

Lounge
10' 11" x 15' 3" (3.33m x 4.65m)
Double glazed window to the side aspect, carpeted, fireplace, electric heater.

Kitchen
7' 11" x 7' 5" (2.41m x 2.26m)
Wall and base cupboard units, space for white goods, stainless steel sink and drainer, double glazed window to the side aspect, laminate flooring.

Bedroom One
9' 11" x 12' (3.02m x 3.66m)
Double glazed window to the side aspect, carpeted, built in wardrobe, TV point.

Bedroom Two
7' 5" x 8' 6" (2.26m x 2.59m)
Double glazed window to the side aspect, carpeted, built in wardrobe.









Welcome to this inviting two-bedroom apartment, offering comfortable and convenient living exclusively for over-55s. Enjoying a peaceful position within the community, the property is vacant and ready for immediate occupation.

The home features a generous living room, offering plenty of space for relaxing or entertaining. The fitted kitchen provides practical, well-planned storage and workspace, while the two bedrooms offer flexible accommodation. A shower room completes the layout.

Campbell Mews boasts attractive communal grounds along with residents' parking for added convenience. The property benefits from a garage which is rented separately for a small charge. With its friendly community atmosphere, practical layout, and excellent location, this charming home provides a wonderful opportunity to enjoy comfortable living in a sought-after setting.

Agents Note: Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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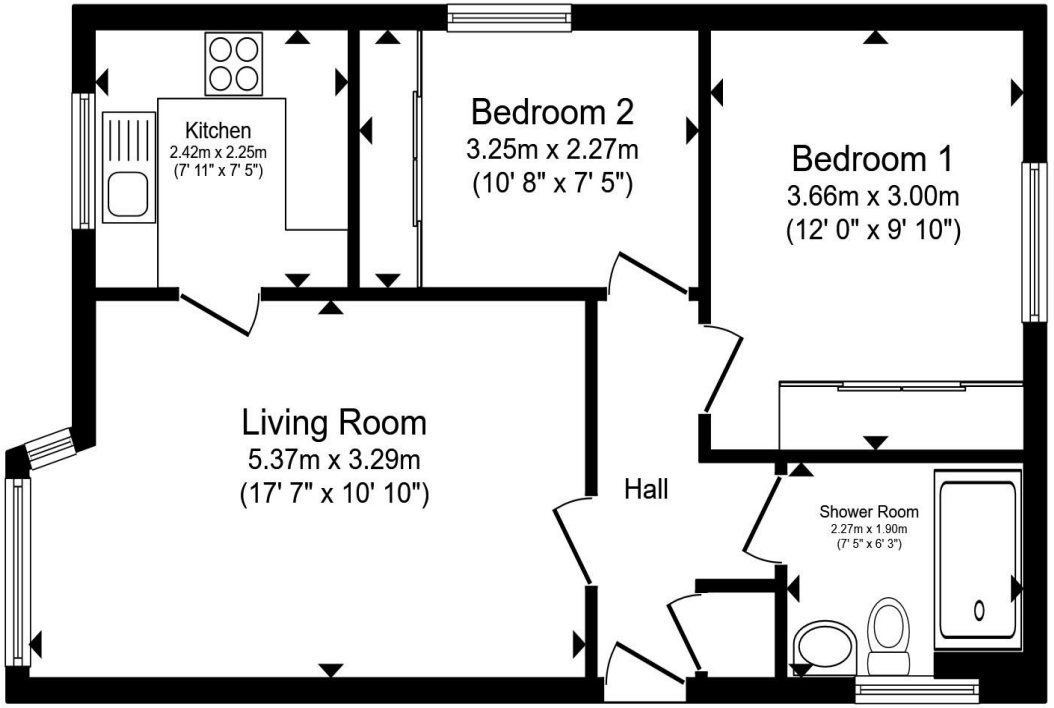
welcome to

Campbell Mews Pine Drive, Southampton

- Two Bedroom Apartment
- Available for over 55's
- Spacious Living Room
- Fitted Kitchen & Shower Room
- Communal Grounds, Garage & Residents Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 2219.00
Ground Rent: 20.00
This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£130,000



First Floor

Total floor area 51.2 m² (552 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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The Property Ombudsman

Property Ref:
BIT113590 - 0002

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.

fox & sons

023 8044 6724

Bitterne@fox-and-sons.co.uk

390c Bitterne Road, Bitterne, SOUTHAMPTON, Hampshire, SO18 5RS

fox-and-sons.co.uk

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