



**Lincoln Court, Sharon Road, West End, Southampton SO30 3RF**

**welcome to**

## **Lincoln Court Sharon Road, West End Southampton**

OVER 60'S ONLY!

This two bedroom maisonette is located in an over 60's residential estate in West End. This inviting home features spacious rooms, access to beautiful communal gardens and residential parking. Enjoy the benefits of a communal laundry room and assistance pull cords for peace of mind.

### **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**

Double glazed door to front, stairs to first floor hallway, fusebox, intercom system, two cupboards, one airing cupboard, storage heater, assistance pull cord, doors to;

### **Lounge**

14' x 20' 5" ( 4.27m x 6.22m )  
Double glazed window to rear, double glazed bay window to rear, electric fireplace, TV point, telephone point, storage heater, assistance pull cord.

### **Kitchen**

5' 9" x 11' 3" ( 1.75m x 3.43m )  
Double glazed window to side, wall and base units, work surfaces, stainless steel sink and drainer, built in electric hob and oven, cooker hood above, undercounter fridge and separate freezer, splash back tiles, assistance pull cord.

### **Bedroom 1**

8' 11" x 17' ( 2.72m x 5.18m )  
Double glazed window to side, fitted wardrobe with sliding mirrored doors, two fitted wardrobes with wooden doors, two fitted bedside cabinets, storage heater, assistance pull cord.

### **Bedroom 2**

6' 11" x 11' 3" ( 2.11m x 3.43m )  
Double glazed window to side, fitted wardrobes with wooden doors, dressing table, storage heater, assistance pull cord.

### **Shower Room**

Shower cubicle, w/c, wash hand basin with cupboards below, heated towel rail, extractor fan, partially tiled walls, assistance pull cord.

### **Communal Garden**

Laid turf, shrubbery patches with sitting areas.





**Welcome to this two bedroom over 60's residential maisonette located in the sought after area of West End. As you step inside, you are greeted by a generous lounge/diner, filled with natural light and offering ample space for relaxation. The fitted kitchen is equipped with essential appliances, providing plenty of storage and worktop space.**

**The two well-proportioned bedrooms come with fitted storage, and the modern shower room is both stylish and functional.**

**Additional features of this property include a communal laundry room, an on-site manager for added convenience, and assistance pull cords for peace of mind.**

**Outside, residents can enjoy access to the lovely communal garden, as well as residential parking.**



***view this property online*** [fox-and-sons.co.uk/Property/BIT112062](http://fox-and-sons.co.uk/Property/BIT112062)



welcome to

## Lincoln Court Sharon Road, West End Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedrooms
- Assistance Pull Cords

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3214.53

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 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)

view this property online [fox-and-sons.co.uk/Property/BIT112062](http://fox-and-sons.co.uk/Property/BIT112062)



Property Ref:  
BIT112062 - 0008

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 is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
fox & sons



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



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



[fox-and-sons.co.uk](http://fox-and-sons.co.uk)