



**Campbell Mews, Pine Drive, Southampton SO18 5RP**

**welcome to**

## **Campbell Mews Pine Drive, Southampton**

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

### **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 entrance with intercom.

### **Entrance Hall**

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

### **Lounge**

15' 3" x 10' 11" ( 4.65m x 3.33m )

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**

12' x 9' 11" ( 3.66m x 3.02m )

Double glazed window to the side aspect, carpeted, built in wardrobe, TV point.

### **Bedroom Two**

8' 6" x 7' 5" ( 2.59m x 2.26m )

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

### **Shower Room**

Walk-in shower, heated towel rail, w/c, wash hand basin unit, double glazed window to the front aspect, tiled walls.





**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.**



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## Campbell Mews Pine Drive, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two Bedroom Apartment
- Available for over 55's

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2219.00

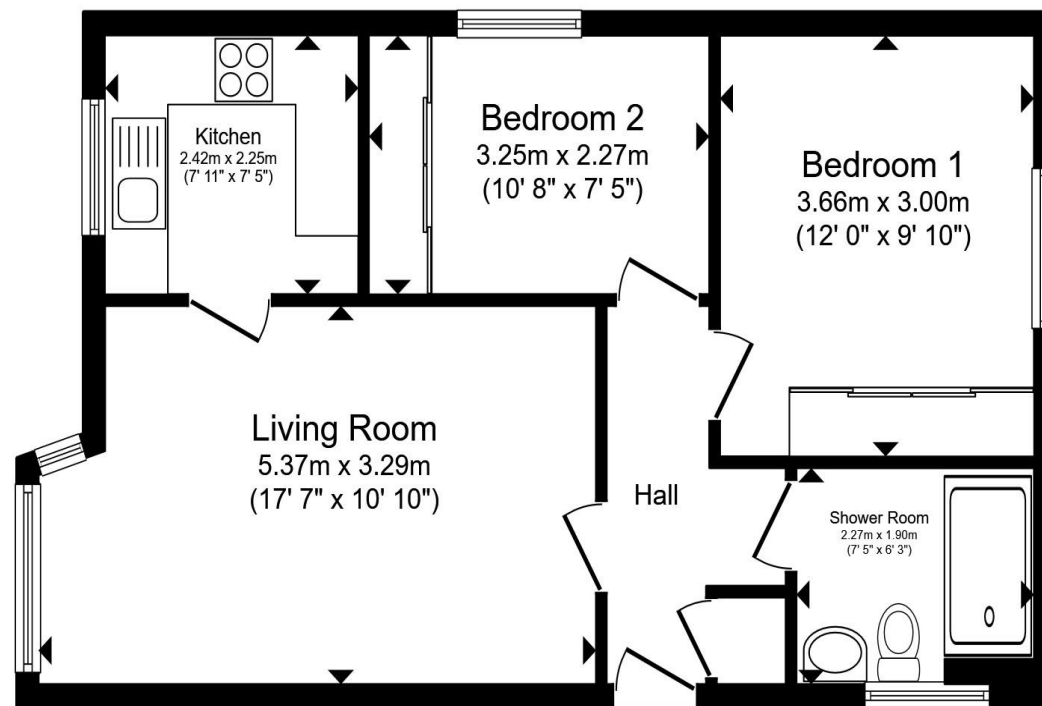
Ground Rent: 20.00

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.

guide price

**£130,000**



First Floor

Total floor area 51.2 m<sup>2</sup> (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](http://www.propertybox.io)



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Property Ref:  
BIT112951 - 0006

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