



Julian Court, Woodmill Lane, Southampton SO18 2PG

welcome to

Julian Court Woodmill Lane, Southampton

* GROUND FLOOR APARTMENT * ONE DOUBLE BEDROOM * COMMUNAL GARDENS * RESIDENTS PARKING * FANTASTIC LOCATION * CLOSE TO LOCAL AMENITIES, SCHOOLS & RIVERSIDE PARK *

Entrance Hall

Door to the front aspect, two storage cupboards.

Lounge

Double glazed window to the front aspect, radiator, TV point, carpeted.

Kitchen

Double glazed window to the side aspect, wall and base cupboard units, work surfaces, built in gas hob and oven, space for fridge/freezer, tumble dryer, plumbing for a dishwasher and washing machine.

Bedroom

Double glazed window to the front aspect, radiator, carpeted.

Shower Room

Shower cubicle, w/c, wash hand basin with cupboard below, extractor fan, partially tiled walls.





Welcome to this one bedroom ground floor apartment perfectly positioned close to local amenities, reputable schools, and the beautiful Riverside Park.

Inside, the property features a bright and welcoming living room, a spacious double bedroom, and a modern fitted kitchen offering ample storage and workspace. The shower room is neatly designed and well maintained.

Externally, the apartment enjoys access to well-kept communal grounds, along with the added benefit of residents' parking. This is a fantastic opportunity to secure a charming ground floor home in a prime location close to green open spaces, transport links, and everyday conveniences.



view this property online fox-and-sons.co.uk/Property/BIT113009



welcome to

Julian Court Woodmill Lane, Southampton

- Ground Floor Apartment
- One Double Bedroom
- Communal Gardens
- Residents Parking
- Fitted Kitchen & Shower Room

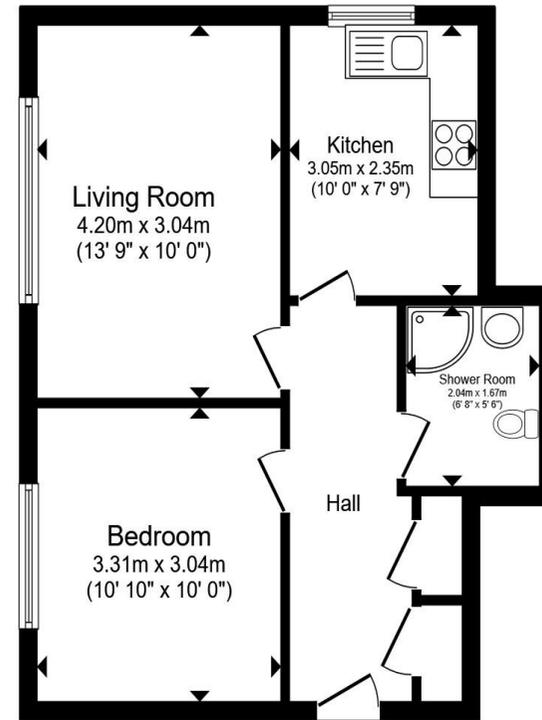
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1120.00

Ground Rent: 175.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 06 Dec 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Ground Floor

Total floor area 42.9 m² (461 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



view this property online fox-and-sons.co.uk/Property/BIT113009



Property Ref:
BIT113009 - 0003

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.



023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk