

Connells

Eastside Court Langstaff Way
Southampton

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Southampton SO18 6NP

For sale guide price
£130,000







Property Description

Spacious Two-Bedroom Ground Floor Flat - East Side Court, Langstaff Way

Situated in the desirable East Side Court development on Langstaff Way, this well-proportioned two-bedroom ground floor flat offers comfortable living accommodation, attractive communal grounds and the added benefit of an allocated car port space.

The property features a spacious lounge with French doors opening directly onto the communal garden, creating a lovely space to relax and enjoy the surrounding greenery. The kitchen is a good size and neatly presented, providing practical space for everyday cooking and meal preparation.

There are two generous double bedrooms, with the main bedroom benefiting from its own en-suite shower room with a shower cubicle. A separate family bathroom completes the accommodation and features a bath.

Externally, the property enjoys access to the lovely communal gardens, providing a pleasant outdoor space to enjoy, along with an allocated parking space within a car port for added convenience.

Offering spacious accommodation, two double bedrooms and attractive communal surroundings, this ground floor flat would make an ideal purchase for first-time buyers, downsizers or investors alike.

Viewing is highly recommended to appreciate the accommodation and setting on offer.

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
Electric radiator. Storage cupboard.

Living Room
Double glazed French doors to communal garden. Electric heater. Laminate flooring. Spacious.

Kitchen
Wall and base units. Oven with electric hob. Sink and drainer. Space for washing machine and fridge freezer.

Landing
Airing cupboard.

Bedroom 1
Double glazed window to side aspect. Carpeted. Large double.

En-Suite
Shower cubicle. WC. Wash hand basin. Extractor fan. Shaving port.

Bedroom 2
Double glazed window to side aspect. Electric heater. Double room.

Bathroom
Bath. WC. Wash hand basin. Electric radiator. Extractor fan.

Parking
Allocated parking.

Garden
Communal garden.

Agent Notes
"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."







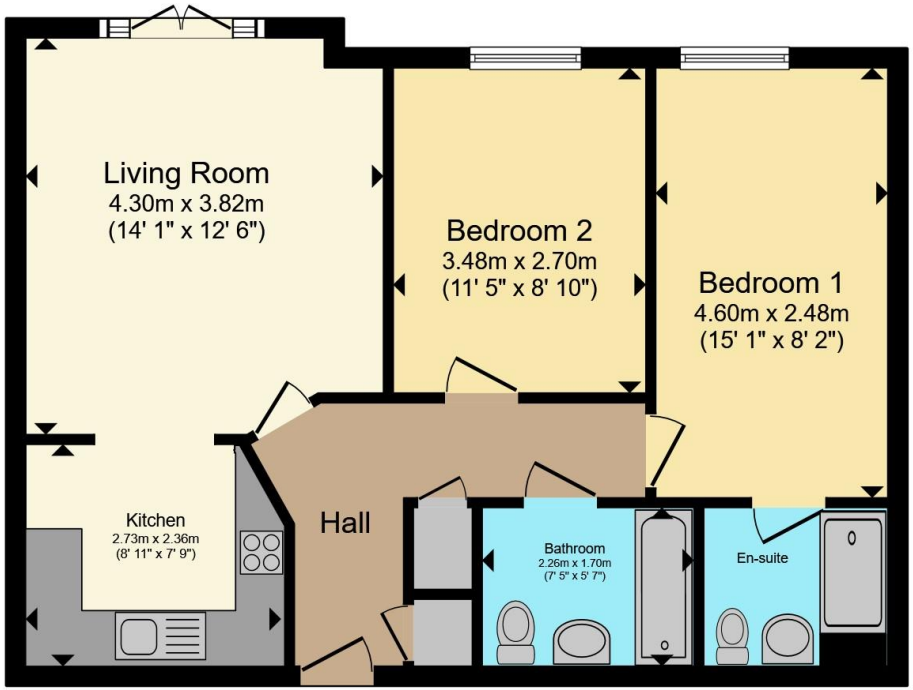









BREAD



Ground Floor

Total floor area 59.9 m² (645 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

Connells

To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: C

Service Charge: 2259.14

Ground Rent: 380.58

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN108017

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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