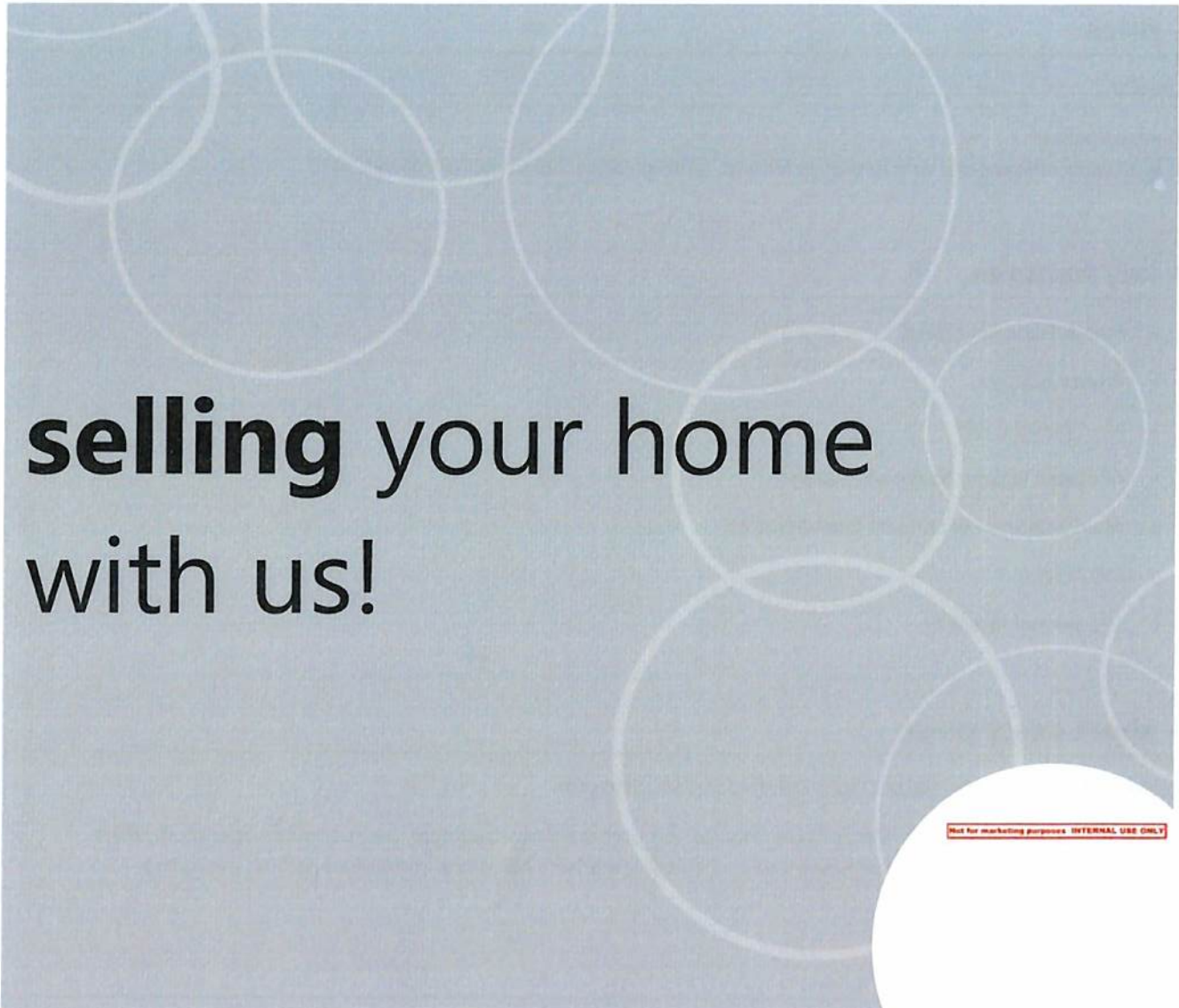


# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

**Date:** 10 June 2026

**Property Ref and Version:** SOU117727 - 0002



# selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

## >> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

1. Price
2. Key Features
3. Short Description
4. Long Description
5. Room Description
6. Directions
7. Property Images
8. Floor Plan

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

**Your Fox & Sons office:** 32 - 34 London Road, SOUTHAMPTON, Hampshire, SO15 2AG  
**T** 02380 225155 **E** Southampton@fox-and-sons.co.uk

# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

**Date:** 10 June 2026

**Property Ref and Version:** SOU117727 - 0002

## >> **price**

---

£190,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1975.

## >> **key features**

---

- > Fourth Floor Apartment
- > Private Balcony
- > No Onward Chain
- > Allocated Parking Space and Garage
- > Main Bathroom & En-Suite Shower Room
- > Lift Access
- > EPC Rating: Awaiting

## >> **short description**

---

Two Bedroom Apartment - Vectis Court, Talbot Close, Southampton

Situated within the sought-after Vectis Court, this well-proportioned two-bedroom, two-bathroom apartment offers comfortable and flexible living, complemented by lift access, a private balcony and excellent parking provisions.

## >> **long description**

---

At the heart of the home is the spacious lounge/dining room. Currently arranged as a relaxing lounge space, the room offers versatility to accommodate both living and dining areas, depending on preferences. Large sliding doors open directly onto the balcony, providing pleasant elevated views across Bassett.

The kitchen is well-appointed with a range of sleek white wall and base units, offering generous cupboard storage and worktop space. Integrated appliances include a dishwasher, washing machine, hob, oven with grill and a fridge freezer, making it both practical and stylish.

Bedroom one is a well-sized double room featuring a large built-in wardrobe along with additional storage cupboards, ensuring excellent space for organisation. This room further benefits from a private en-suite shower room, adding convenience and privacy.

**Your Fox & Sons office:** 32 - 34 London Road, SOUTHAMPTON, Hampshire, SO15 2AG  
**T** 02380 225155 **E** Southampton@fox-and-sons.co.uk

# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

**Date:** 10 June 2026

**Property Ref and Version:** SOU117727 - 0002

The second bedroom, currently utilised as a formal dining room as shown in the images, is a generous and versatile space. It could easily be retained as a separate dining room or adapted as a comfortable second bedroom, guest room or home office to suit individual needs.

A modern family bathroom serves the remainder of the apartment and visiting guests.

Externally, the property benefits from allocated parking as well as a garage en bloc, providing additional secure storage or parking options. The development also offers lift access, enhancing accessibility and ease of living.

## >> **directions**

---

## >> **Agent Note**

---

# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

**Date:** 10 June 2026

**Property Ref and Version:** SOU117727 - 0002

## >> **room description**

---

### **Entrance Hall**

### **Lounge/Dining Room**

17' 3" x 11' 10" ( 5.26m x 3.61m )

### **Balcony**

### **Kitchen**

15' 2" max x 6' 10" max ( 4.62m max x 2.08m max )

### **Bedroom 1**

11' 9" max x 9' 1" max ( 3.58m max x 2.77m max )

### **En-Suite**

5' 7" x 5' 5" ( 1.70m x 1.65m )

### **Bedroom 2**

13' 6" x 6' 11" ( 4.11m x 2.11m )

### **Bathroom**

5' 7" max x 5' 5" max ( 1.70m max x 1.65m max )

# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY  
**Date:** 10 June 2026      **Property Ref and Version:** SOU117727 - 0002

## >> **room description**

---

# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

**Date:** 10 June 2026

**Property Ref and Version:** SOU117727 - 0002

## >> **room description**

---

# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

Date: 10 June 2026

Property Ref and Version: SOU117727 - 0002

## >> **property images**



**Your Fox & Sons office:** 32 - 34 London Road, SOUTHAMPTON, Hampshire, SO15 2AG  
T 02380 225155 E [Southampton@fox-and-sons.co.uk](mailto:Southampton@fox-and-sons.co.uk)

# property details approval form

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY  
Date: 10 June 2026 Property Ref and Version: SOU117727 - 0002

## >> property images



Your Fox & Sons office: 32 - 34 London Road, SOUTHAMPTON, Hampshire, SO15 2AG  
T 02380 225155 E Southamton@fox-and-sons.co.uk

# property details **approval form**

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

**Date:** 10 June 2026

**Property Ref and Version:** SOU117727 - 0002

## >> **property images**

---



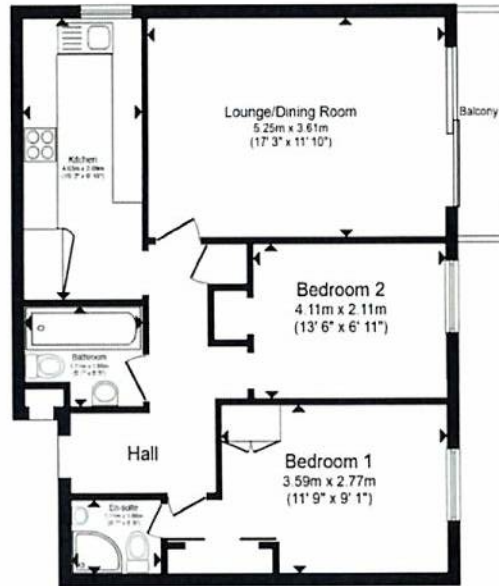
# property details approval form

Flat 18 Vectis Court, Talbot Close, Southampton, Hampshire, England, SO16 7LY

Date: 10 June 2026

Property Ref and Version: SOU117727 - 0002

## >> floor plan



Total floor area 65.8 m<sup>2</sup> (709 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)



## >> approval

	Signature	Date
Kevin Freemantle		10-06-26
Mr K. Dipper		

Your Fox & Sons office: 32 - 34 London Road, SOUTHAMPTON, Hampshire, SO15 2AG

T 02380 225155 E [Southampton@fox-and-sons.co.uk](mailto:Southampton@fox-and-sons.co.uk)

0

RESI/CON016/18