





Poulner Close, Southampton SO19 9JE

fox & sons

welcome to

Poulner Close, Southampton

* THREE BEDROOM APARTMENT * LOUNGE/DINER WITH BALCONY ACCESS * FITTED KITCHEN * BATHROOM * ON-STREET 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, stairs leading to access.

Entrance Hall

Carpets, access to all rooms.

Lounge

14' 1" x 11' 10" (4.29m x 3.61m)
Double glazed window to the front aspect, access to balcony, carpets, gas radiator.



Balcony

Space for table and chairs.

Kitchen

8' 1" x 8' (2.46m x 2.44m)
Wall and base cupboard units, worktop space, electric oven, hob, overhead extractor, undercounter plumbing for white goods, stainless steel sink and drainer, double glazed window to the rear aspect.

Bedroom One

11' 11" x 11' 9" (3.63m x 3.58m)
Double glazed window to the front aspect, carpets, gas radiator, storage cupboard.



Bedroom Two

11' 10" x 8' 10" (3.61m x 2.69m)
Double glazed window to the rear aspect, carpets, gas radiator.

Bedroom Three

8' 9" x 5' 11" (2.67m x 1.80m)
Double glazed window to the rear aspect, carpets.

Bathroom

Bath with overhead shower, low level w/c, wash hand basin with storage underneath, double glazed window to the rear aspect, radiator.





Situated in a convenient and well-connected location, this spacious three-bedroom apartment offers comfortable living accommodation.

The apartment features a lounge/diner with direct access to a private balcony, ideal for enjoying some outdoor space. The fitted kitchen offers ample storage and workspace and there is a family bathroom.

Outside, residents benefit from on-street parking availability.

Conveniently located close to a range of local amenities, the property also enjoys excellent transport links for commuters, along with a selection of well-regarded schools nearby.

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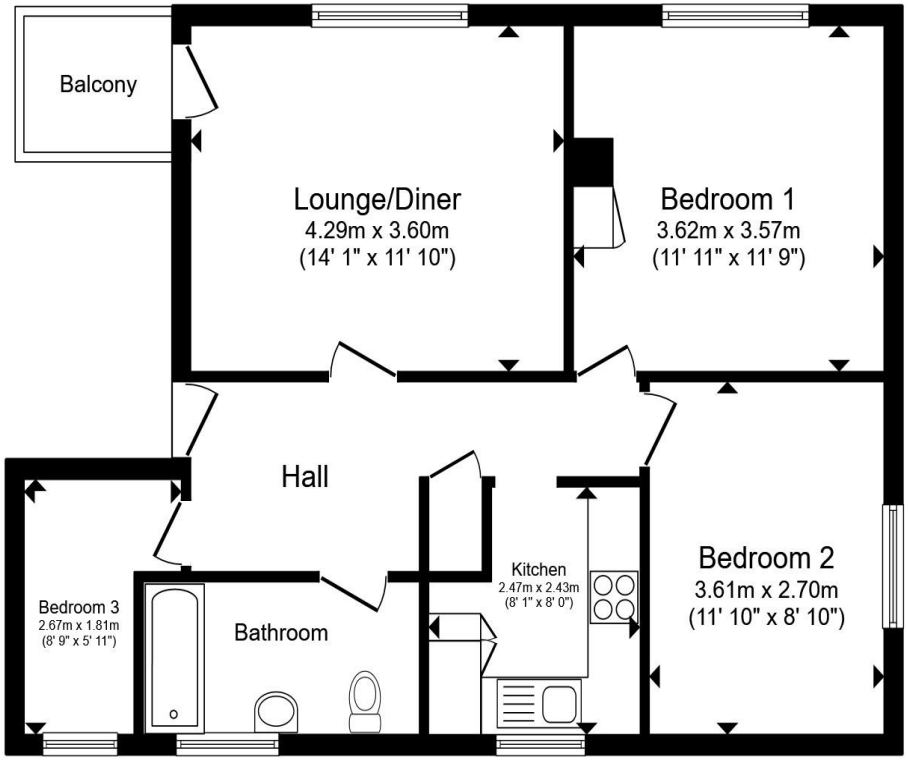
Poulner Close, Southampton

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Three Bedroom Apartment
- Lounge/Diner with Balcony

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 135.84
Ground Rent: 10.00
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 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

£90,000



Total floor area 64.1 m² (690 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

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The Property Ombudsman

Property Ref:
BIT113461 - 0004

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