



**Chamberlayne House, Robin Place, Netley Abbey  
Southampton SO31 5HY**

**welcome to**

## **Chamberlayne House Robin Place, Netley Abbey Southampton**

\* SHARED OWNERSHIP OPPORTUNITY \* TWO BEDROOM APARTMENT \* LOUNGE/DINER \* COMMUNAL GARDENS \* RESIDENTS PARKING \* BIKE SHED \* CLOSE TO LOCAL AMENITIES, SCHOOLS & GREAT TRANSPORT LINKS \* CLOSE TO ROYAL VICTORIA COUNTRY PARK & WATERFRONT WALKS \*

### **Porch**

Secure intercom system, communal door.

### **Entrance Hall**

Access to all rooms, gas radiator, two storage cupboards.

### **Lounge**

22' x 13' 3" ( 6.71m x 4.04m )

Double glazed windows to the side and front aspect, double glazed patio doors onto green space, gas radiator, carpeted, space for dining table and chairs.

### **Kitchen**

13' 3" x 7' 10" ( 4.04m x 2.39m )

Wall and base cupboard units, electric oven, electric hob, overhead extractor, space for freestanding fridge/freezer, under counter space for dishwasher and washing machine, stainless steel sink and drainer, double glazed window to the front aspect.

### **Bedroom One**

12' 4" x 10' 1" ( 3.76m x 3.07m )

Carpeted, double glazed door to the side aspect onto green space, built in wardrobe.

### **Bedroom Two**

15' 11" x 7' 10" ( 4.85m x 2.39m )

Carpeted, gas radiator, double glazed window to the side aspect.

### **Shower Room**

Walk-in shower, low level w/c, wash hand basin, heated towel rail, partially tiled walls, extractor fan.





**Fox & Sons are delighted to welcome to the market this fantastic two bedroom apartment, located in the sought after area Netley Abbey. Available as a shared ownership opportunity, contact the branch for more information!**

**“Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies”**

**Agents Note: Saxon Weald Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% standard leasehold ownership on completion. This would mean that any potential purchaser would buy the vendors 50% share plus the remaining 50% share of the property from Saxon Weald Housing Association. The advertised price is for the 100% standard leasehold. Service Charge is £1,948.81 annually. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.**



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## Chamberlayne House Robin Place, Netley Abbey Southampton

- Two Bedroom Apartment
- SHARED OWNERSHIP OPPORTUNITY
- Lounge/Diner
- 5-10 Minute Walk to Local Shops, Waterfront Walks & Royal Victoria Country Park
- Good Bus Routes & Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1948.81

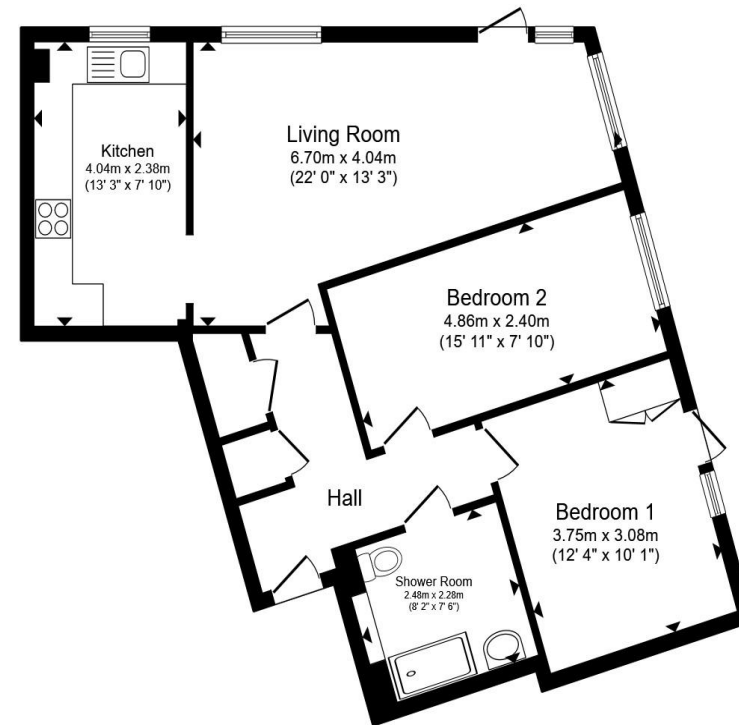
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2011.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

**£185,000**



**Ground Floor**

Total floor area 70.4 m<sup>2</sup> (758 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:  
BIT112972 - 0009

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.



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