



Fir Tree Court, West End Road, Southampton SO18 6RW

welcome to

Fir Tree Court West End Road, Southampton

* TWO BEDROOM SECOND FLOOR FLAT * LOUNGE/DINER WITH BALCONY * BATHROOM * MODERN KITCHEN * RESIDENTS PARKING * COMMUNAL GARDENS * CLOSE TO LOCAL AMENITIES & SCHOOLS * GOOD TRANSPORT LINKS *

Entrance Porch

Communal entrance, stairs to second floor for access.

Entrance Hall

Access to all rooms, underfloor heating, storage space, leading to;

Lounge/Diner

12' x 11' 11" (3.66m x 3.63m)

Double glazed window to the rear aspect, double glazed door to balcony, carpeted, gas radiator, single glazed window to the side aspect.

Balcony

Space for table and chairs, overlooking greenery.

Kitchen

8' 10" x 6' 6" (2.69m x 1.98m)

Wall and base cupboard units, freestanding fridge/freezer, electric oven, electric hob, overhead extractor, double glazed window to the rear aspect, splash back tiles, sink and drainer.

Bedroom One

11' 11" x 11' 11" (3.63m x 3.63m)

Double glazed window to the front aspect, gas radiator, carpeted, freestanding storage.

Bedroom Two

10' 9" x 9' 11" (3.28m x 3.02m)

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

Bathroom

Bath with overhead shower, wash hand basin with storage underneath, low level w/c, tiled walls, storage cupboard, electric towel rail radiator, slate tiled floor with electric underfloor heating.





Situated on the second floor of a purpose-built building, this well-presented two-bedroom apartment offers spacious and practical accommodation, ideal for first-time buyers, investors, or those looking to downsize.

The property features a lounge/diner with direct access to a private balcony. A modern fitted kitchen provides ample storage and workspace, while the contemporary bathroom is well appointed. There are also two good-sized bedrooms, both offering comfortable living space.

Further benefits include residents' parking, communal gardens and a convenient location close to a range of local amenities, reputable schools, and excellent transport links, making commuting and everyday living easy.

Agents Note: 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.



view this property online fox-and-sons.co.uk/Property/BIT113399



welcome to

Fir Tree Court West End Road, Southampton

- Second Floor Flat
- Two Bedrooms
- Lounge/Diner with Balcony
- Modern Kitchen
- Residents Parking

Tenure: Leasehold EPC Rating: C

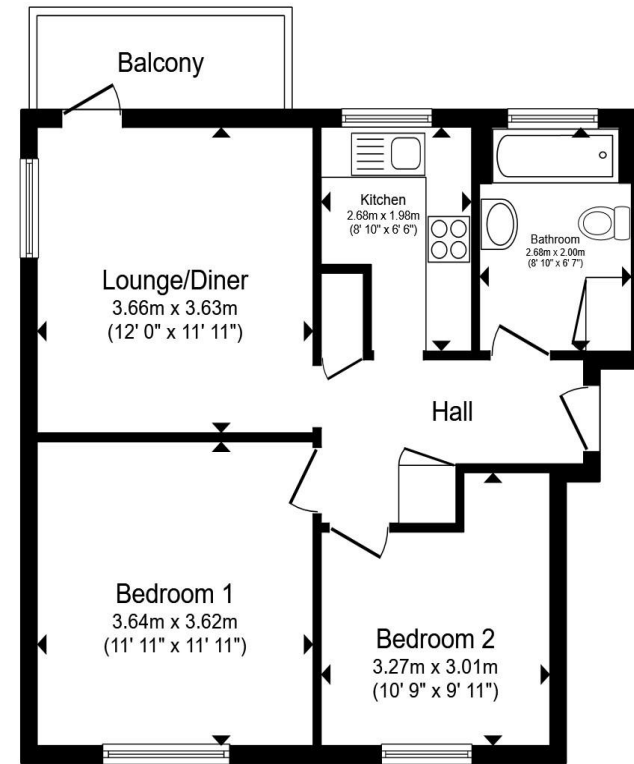
Council Tax Band: A Service Charge: 1628.00

Ground Rent: 20.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£140,000



Total floor area 53.3 m² (574 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


fox & sons

view this property online fox-and-sons.co.uk/Property/BIT113399



Property Ref:
BIT113399 - 0005

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.


fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk