



Eastside Court, Langstaff Way, Southampton SO18 6NP

welcome to

Eastside Court Langstaff Way, Southampton

* APARTMENT * TWO DOUBLE BEDROOMS * OPEN PLAN KITCHEN/LIVING AREA * EN SUITE TO MASTER * BATHROOM * ALLOCATED PARKING * COMMUNAL GARDENS * SECURE ENTRY *

Entrance Porch

Secure intercom system, communal door.

Entrance Hall

Access to all rooms, carpeted.

Lounge

12' 7" x 11' 9" (3.84m x 3.58m)

Carpeted, Juliet balcony, electric heater, arch leading through to;

Kitchen

10' 1" x 7' 6" (3.07m x 2.29m)

Wall and base cupboard units, electric oven, electric hob, freestanding fridge/freezer, washing machine, dishwasher, sink and drainer.

Bedroom One

13' 10" x 8' 6" (4.22m x 2.59m)

Carpeted, electric radiator, double glazed window to the rear aspect, access to;

En Suite

Low level w/c, wash hand basin, shower cubicle, extractor fan.

Bedroom Two

10' 5" x 10' 1" (3.17m x 3.07m)

Carpeted, double glazed window to the rear aspect, electric heater.

Bathroom

Bath tub, partially tiled walls, extractor fan, low level w/c, wash hand basin.





Fox & Sons are delighted to welcome to the market this stylish two double bedroom apartment, perfectly positioned in a popular residential development. Inside, the apartment boasts a bright and spacious open-plan kitchen/dining area, two double bedrooms, en suite to the master and a bathroom.

Additional benefits include allocated parking, secure entry, and well-maintained communal areas.

Eastside Court provides excellent access to local amenities, shops, and leisure facilities, as well as superb transport links to the city centre and major routes. Whether you're a first-time buyer, professional couple or investor, this property offers the perfect blend of style, practicality, and location.

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.



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welcome to

Eastside Court Langstaff Way, Southampton

- Two Bedroom Apartment
- En Suite to Master
- Open Plan Living Area
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: C

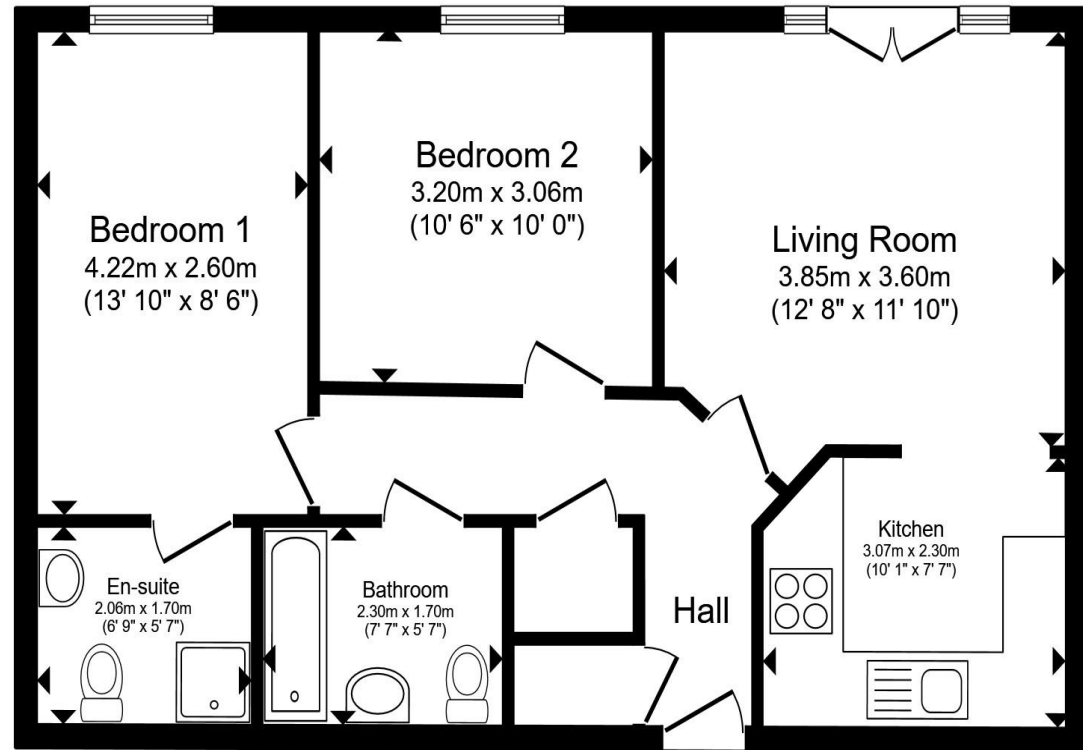
Council Tax Band: C Service Charge: 2259.14

Ground Rent: 115.00

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 Leasehold packs.

offers over

£160,000



Total floor area 59.7 m² (642 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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Property Ref:

BIT112834 - 0008

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.

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