



Laxton Close, Southampton SO19 9JA

welcome to

Laxton Close, Southampton

* SHARED OWNERSHIP *

A well-presented one bedroom ground floor apartment, featuring an open-plan kitchen/living room, generous double bedroom and a contemporary bathroom. Further benefits include a private outdoor space and an allocated parking space.

Entrance Porch

Private access, leading to;

Entrance Hall

Access to all rooms, storage cupboards, carpets, leading to;

Kitchen/Living Room

18' 7" x 18' 4" (5.66m x 5.59m)

Wall and base cupboard units, electric oven, hob, overhead extractor, freestanding fridge/freezer, under counter plumbing for white goods, carpets, TV point, gas radiator, two double glazed windows to the side aspect, double glazed window to the front aspect, double glazed door to balcony space.

Bedroom One

18' 7" x 9' 7" (5.66m x 2.92m)

Double glazed window to the side aspect, carpets, built in storage, gas radiator.

Bathroom

Bath, overhead shower with screen, low level w/c, wash hand basin, heated towel rail, extractor.





Welcome to this well-presented one bedroom ground floor apartment, featuring an open-plan kitchen/living room, generous double bedroom and a contemporary bathroom. Outside, the flat comes with a private outdoor area and one allocated parking space.

**Ideally situated close to a range of local amenities, schools and excellent transport links, this property is perfectly suited to first-time buyers!
Viewing is highly recommended.**

Agents Note: Vivid Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 25% share plus the remaining 75% share of the property from Vivid Housing Association. Service Charge is £2,293.80 annually. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.

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

Laxton Close, Southampton

- Ground Floor Apartment
- One Spacious Bedroom
- Open Plan Kitchen/Living Room
- Communal Grounds & Private Outdoor Area
- One Allocated Parking Space

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2293.80

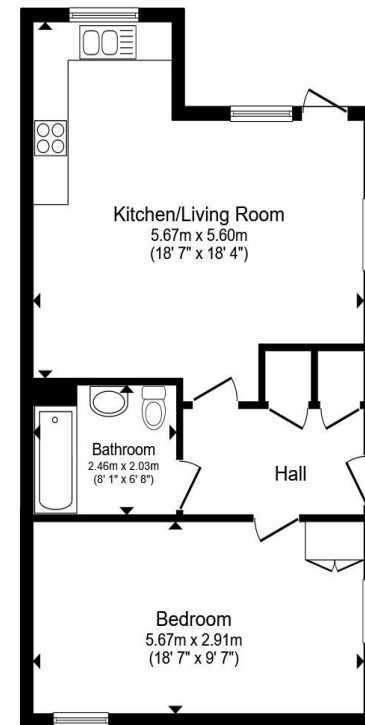
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2015.

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

shared ownership

£42,500



Ground Floor

Total floor area 56.1 m² (604 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:

BIT113427 - 0006

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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023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk