



Lawrence Court, Lawrence Grove, Southampton SO19 9QD

welcome to

Lawrence Court Lawrence Grove, Southampton

* FIRST FLOOR FLAT * TWO DOUBLE BEDROOMS * OPEN PLAN KITCHEN/LIVING ROOM * BATHROOM * COMMUNAL GROUNDS * RESIDENTS PARKING * PERFECT FOR FIRST TIME BUYERS OR INVESTORS *

Entrance Porch

Communal door, stairs to first floor, access to property.

Entrance Hall

Access to all rooms, electric heaters, storage space.

Kitchen/Living Room

Wall and base cupboard units, electric oven, hob, overhead extractor, space for fridge/freezer and washing machine, sink and drainer, double glazed windows to the front, side and rear aspect, electric heater, laminate flooring.

Bedroom One

Double glazed window to the rear aspect, carpeted, electric heater.

Bedroom Two

Double glazed window to the rear aspect, carpeted, electric heater.

Bathroom

Bath with overhead shower, low level w/c, wash hand basin, tiled walls, double glazed window to the front aspect.





Fox & Sons are delighted to welcome to the market this first floor flat, perfect for first-time buyers or investors.

This spacious home offers two generous double bedrooms, and a modern open-plan kitchen/living area with windows that flood the living space with plenty of natural light. The well-appointed kitchen features contemporary fittings boasting plenty of storage. The property also includes a stylish bathroom.

Outside, residents can enjoy well-kept communal grounds along with residents' parking, providing convenience.

Located in a sought-after area, this flat offers excellent access to local amenities, transport links, and green spaces, making it a superb opportunity not to be missed.

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/BIT113099



welcome to

Lawrence Court Lawrence Grove, Southampton

- First Floor Flat
- Two Double Bedrooms
- Open Plan Kitchen/Living Room
- Communal Grounds
- Residents Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1800.00

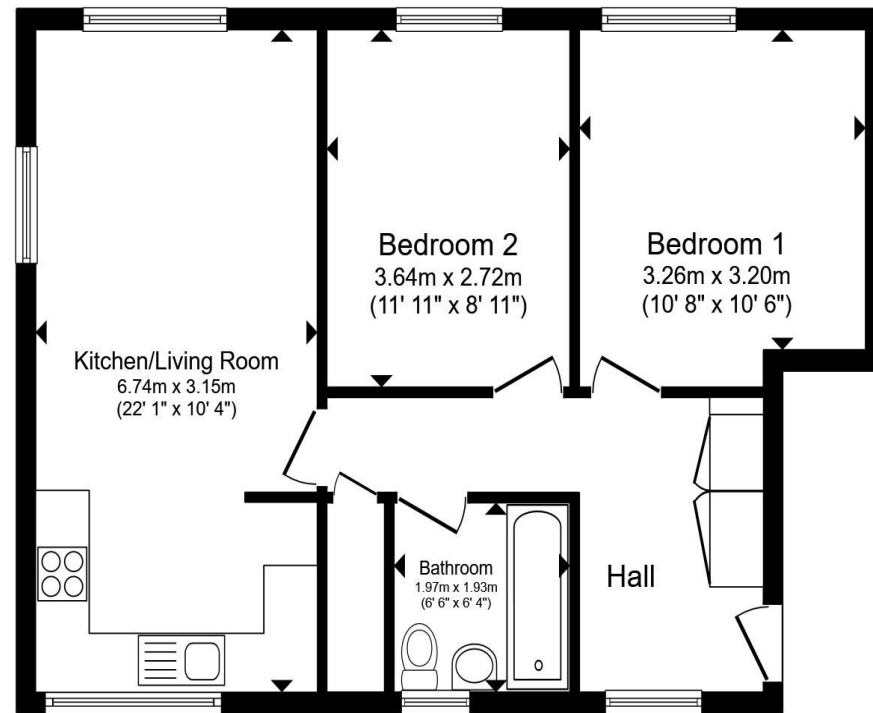
Ground Rent: 12.00

This is a Leasehold property with details as follows; Term of Lease 1000 years from 25 Dec 1955.

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

offers over

£140,000



First Floor

Total floor area 58.5 m² (630 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



view this property online fox-and-sons.co.uk/Property/BIT113099



Property Ref:

BIT113099 - 0007

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.



023 8044 6724



Bitterne@fox-and-sons.co.uk



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



fox-and-sons.co.uk