





Baxter Road, Southampton SO19 6HZ

fox & sons

welcome to

Baxter Road, Southampton

* SPLIT LEVEL FLAT * TWO DOUBLE BEDROOMS * LOUNGE/DINER WITH BALCONY * MODERN THROUGHOUT * COMMUNAL GARDENS * OFF ROAD PARKING * CLOSE TO LOCAL AMENITIES * NO CHAIN * CASH BUYERS AND SPECALIST LENDERS REQUIRED *

Entrance Porch
Intercom system, communal door, stairs leading to access.

Entrance Hall
Carpet throughout, gas radiator, leading to;

Lounge/Diner
13' 8" x 13' 3" (4.17m x 4.04m)
Double glazed windows to the front and side aspect, gas radiator, carpet throughout, dining space.

Balcony
5' 4" x 4' 5" (1.63m x 1.35m)

Kitchen
10' 7" x 7' 2" (3.23m x 2.18m)
Wall and base cupboard units, ample worktop space, under counter space for white goods, electric oven, gas hob, stainless steel sink and drainer, double glazed window to the side aspect.



Bedroom One
13' 3" x 10' 7" (4.04m x 3.23m)
Double glazed window to the front aspect, carpet throughout, freestanding wardrobes with built in storage, gas radiator.



Bedroom Two
13' 4" x 8' 8" (4.06m x 2.64m)
Double glazed window to the rear aspect, carpet throughout, gas radiator.

Bathroom
Bath with overhead shower and screen, low level w/c, wash hand basin, heated towel rail, partially tiled walls, double glazed window to the side aspect.





CASH BUYERS AND SPECALIST LENDERS REQUIRED!

This modern and well-maintained split-level flat offers stylish and comfortable living throughout. The property boasts two spacious double bedrooms, making it ideal for professionals, couples or small families.

Inside, you'll find a bright and airy lounge/diner with direct access to a private balcony. The fitted kitchen is sleek and practical, offering ample storage and workspace, while the contemporary bathroom is finished to a high standard. Additional benefits include communal gardens and convenient off-road parking.

The flat is situated with excellent access to the M27, making it ideal for commuters, as well as being within easy reach of local shops, amenities, and transport links.

Agents Note: Please note this property is non standard construction.

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/BIT113648

welcome to

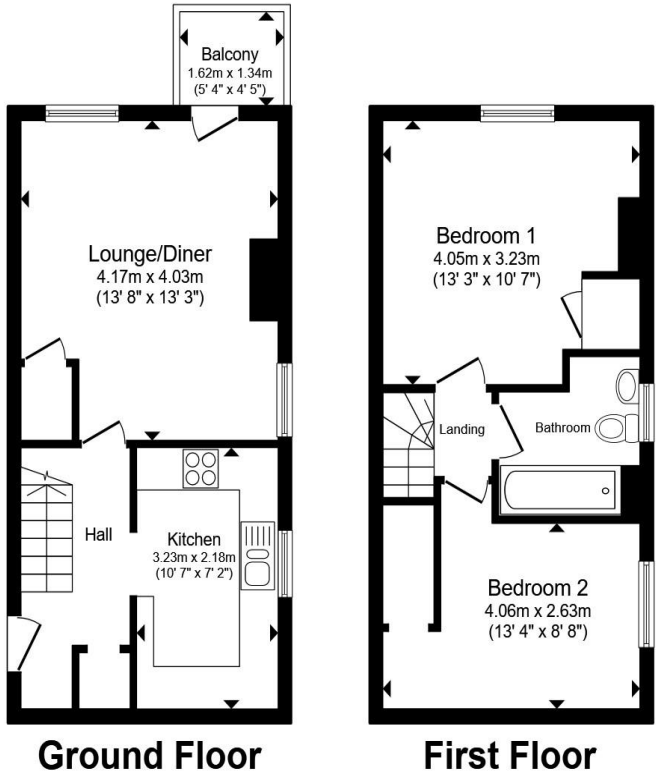
Baxter Road, Southampton

- CASH BUYERS AND SPECALIST LENDERS REQUIRED
- Two Double Bedrooms
- No Chain
- Communal Gardens
- Modern Throughout

Tenure: Leasehold EPC Rating: D
Council Tax Band: A Service Charge: 406.80
Ground Rent: 10.00
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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

£120,000



Total floor area 66.6 m² (717 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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The Property Ombudsman

Property Ref:
BIT113648 - 0002

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

023 8044 6724

Bitterne@fox-and-sons.co.uk

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

fox-and-sons.co.uk

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