



Clare Court Howard Road, Southampton SO15 5BG

welcome to

Clare Court Howard Road, Southampton

Enjoying a convenient position within easy reach of both Shirley and the vibrant city centre is this one bedroom ground floor flat which is ideal for first time buyers or as a rental investment. Currently tenanted and achieving £515pcm





Living Area

11' 9" x 11' into bay (3.58m x 3.35m into bay)

Kitchen

6' x 5' 11" (1.83m x 1.80m)

Bathroom

Bedroom

7' 6" x 10' 7" (2.29m x 3.23m)

Additional

Lease 99 years from 1992

Service charge £1015.50 approx

Ground rent £100pa

Total floor area 27.9 sq.m. (300 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Ground floor flat
- One bedroom
- Kitchen
- Bathroom
- Currently tenanted £515pcm

Tenure: Leasehold EPC Rating: E

offers in excess of

£70,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU114522

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1992. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
SOU114522 - 0010

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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