



**Connells**

Whitewater House Oakhanger Close  
Curbridge Southampton

# Whitewater House Oakhanger Close Curbridge Southampton SO30 2HY

for sale guide price  
**£180,000**



## Property Description

Set within a desirable and modern development, this stunning upper-floor two bedroom apartment in Curbridge offers stylish, spacious living with the added benefit of allocated parking.

Beautifully presented throughout, the apartment boasts a generous entrance hall leading into a bright and contemporary open-plan kitchen and lounge, complete with integral appliances and an inviting living space. Double doors open onto a private balcony, perfectly sized for seating and ideal for relaxing or entertaining.

The impressive master bedroom benefits from its own sleek en-suite shower room, while the second double bedroom is equally well-proportioned.

A further modern family bathroom completes the accommodation.

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own

due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Entrance Hall

Built in double cupboard housing washing machine, Radiator. Entry system.

## Kitchen

Open plan to lounge. Double glazed window to rear aspect. Modern fitted kitchen with wall and base units. Fitted electric hob, oven and extractor hood. Integral fridge freezer and dishwasher. Boiler on the wall in cupboards. Stainless steel and sink and drainer. Radiator.

## Lounge

Double glazed window to side aspect. French doors leading to private balcony. TV port. Radiator.

## Bedroom 1

Double glazed window to front and side aspect. Radiator. TV port.

## En-Suite

Double glazed window to side aspect. Double shower cubicle. Wash hand basin. Toilet. Extractor fan. Part tiled. Shaving port.

## Bedroom 2

Double glazed window to side aspect. Radiator.

## Bathroom

Bath. Wash hand basin. Toilet. Radiator. Part tiled. Shaving port. Extractor fan.

## Outside

Balcony area with enough space for small table and chairs.  
Allocated parking for one car and visitor bays.





## Second Floor

Total floor area 61.6 m<sup>2</sup> (663 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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To view this property please contact Connells on

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19 Market Street  
EASTLEIGH SO50 5RH

EPC Rating: B Council Tax  
Band: C

Service Charge:  
1614.88

Ground Rent:  
Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/EGH309586](https://www.connells.co.uk/Property/EGH309586)**

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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