



**Charlton Road, Southampton SO15 5FL**

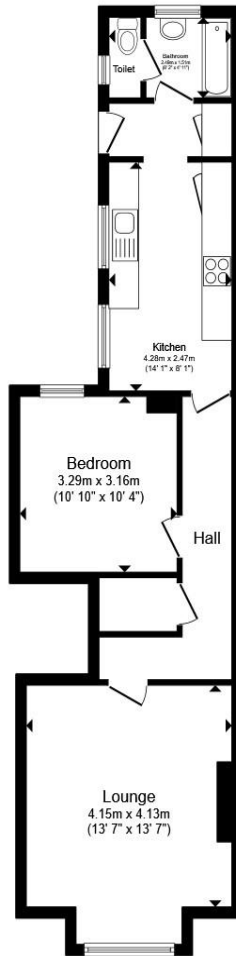
**welcome to**

**Charlton Road, Southampton**

Ground Floor One-Bedroom Flat - Charlton Road, Southampton

Offered with NO ONWARD CHAIN and benefitting from no ground rent or service charges, this property is ideal for those looking for excellent value and low ongoing costs.





### Lounge

13' 7" max incl alcove x 13' 7" max excl bay window ( 4.14m max incl alcove x 4.14m max excl bay window )

### Bedroom

10' 10" max x 10' 4" ( 3.30m max x 3.15m )

### Kitchen

14' 1" x 8' 1" ( 4.29m x 2.46m )

### Bathroom

8' 2" x 4' 11" ( 2.49m x 1.50m )

Total floor area 55.8 m<sup>2</sup> (600 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](http://www.propertybox.io)



welcome to

## Charlton Road, Southampton

- Ground Floor Position
- No Onward Chain
- On Street Parking Available
- Private Rear Garden
- No Ground Rent or Service Charge

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £160,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU118143](https://fox-and-sons.co.uk/Property/SOU118143)



Property Ref:  
SOU118143 - 0003

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



**02380 225155**



[Southampton@fox-and-sons.co.uk](mailto:Southampton@fox-and-sons.co.uk)



32 - 34 London Road, SOUTHAMPTON,  
Hampshire, SO15 2AG



**fox-and-sons.co.uk**