Connells

Lincoln Court Sharon Road
West End Southampton

Lincoln Court Sharon Road
West End Southampton SO30 3RF

for sale guide price
£70,000

Property Description

A spacious ground floor two-bedroom retirement apartment located in the popular Lincoln Court development on Sharon Road, Southampton, exclusively for residents aged 55 and over.

The property offers well-proportioned accommodation comprising a bright lounge, fitted kitchen, two bedrooms and a bathroom. The apartment benefits from double glazing and electric heating throughout, providing comfortable and low-maintenance living.

Lincoln Court offers excellent communal facilities including beautifully maintained residents' gardens, a communal lounge for socialising, residents' parking and the added reassurance of an on-site warden. A communal washing and drying facility is also available, with the cost included within the service charges.

This is an ideal opportunity to enjoy independent living within a friendly and well-maintained retirement community, conveniently located close to local amenities and transport links.

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 cupboard.

Lounge
Double glazed window and door to rear aspect leading to a private patio area and well-maintained communal garden.

Kitchen
Wall and base units with space for appliances.

Bedroom 1
Double glazed window to rear aspect. Fitted wardrobe.

Bedroom 2
Double glazed window to front aspect.

Bathroom
Wash hand basin. WC. Shower cubicle with electric shower.

Outside
Well, maintained communal garden with benches and seating areas.

Parking
Parking for both residents and visitors.

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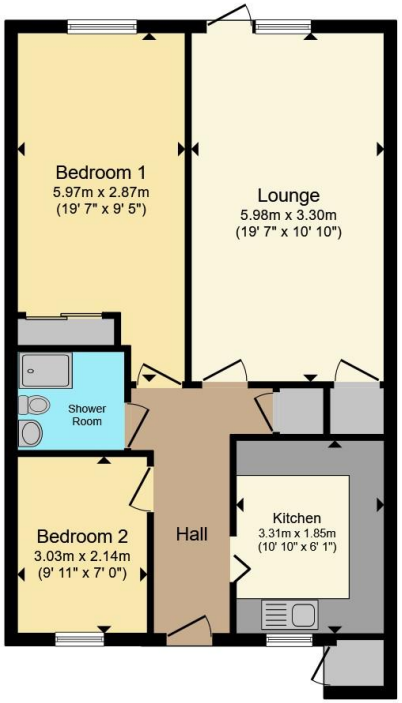
Please mind your speed



Floor Plan

Total floor area 65.2 m² (702 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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2 West End Road Bitterne
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EPC Rating: C

Council Tax Band: C

Service Charge: 305.84

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107972

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jul 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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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