



## 2 bed apartment to buy in SO30

Sharon Road, West End, Southampton,  
Hampshire, SO30 3RF

**£140,000** Starting Bid

🛏 x2 🚿 x1 🚻 x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA SECURE SALE ONLINE BIDDING - T&Cs APPLY
- ✓ TWO BEDROOMS
- ✓ OVER 55s RETIREMENT PROPERTY
- ✓ EXCELLENT GARDENS
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

2 bed ground floor apartment for over 55's in West End Southampton.

We are excited to market this spacious ground floor apartment at Lincoln Court, Sharon Road, West End. Lincoln Court has a duty manager and a communal lounge where residents can enjoy social events. There are beautiful gardens with seating areas. Communal laundry fitted with washing machines and dryers. The apartment has Apello emergency response system linked to a care line. There are pull cords fitted throughout the apartment.

Bedrooms 2

Bathroom 1

Car Park for residence

152 Years Left on Lease

No Foward Chain

Property Features

Ground Floor Retirement Flat, Over 55's

Separate Storeroom

Stunning private patio area

Modern kitchen

Emergency Response System

Communal Gardens

Electric Heating

Parking

LOUNGE

Spacious living area with featured fireplace. Double glazed windows. Door opens onto patio area.

KITCHEN

Fully fitted kitchen, integrated fridge/freezer. Microwave plus oven and hob all in good condition,

BEDROOM ONE

Double bedroom fitted with a built-in wardrobe. Blinds on the windows.

BEDROOM TWO

Features a large storage room with an upright deepfreeze. Blinds fitted to the windows

STOREROOM

Situated at the front door this handy room has loads of space for extra storage.

Council Tax Band C

Service /Management Charges £3455.43pa

For sale through Pattinson Auction under Conditional Terms.

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 189

Annual Service Charge Amount: £3,455.00

Price: Starting Bid £140,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

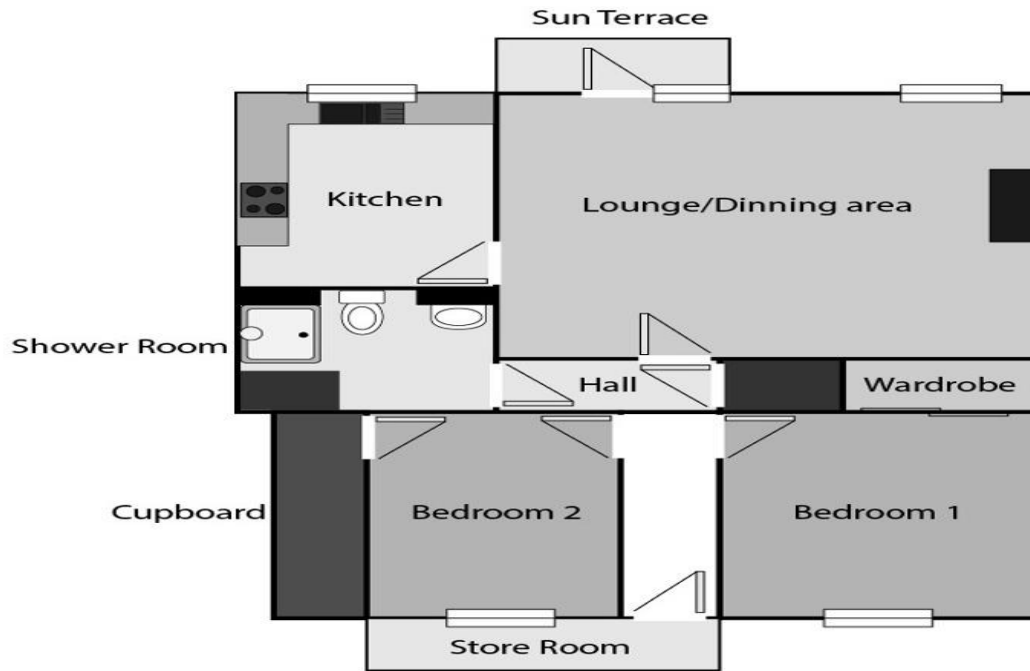
Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good



\*A floor plan is for illustrative purposes only. The floor plan is not drawn to scale. Floor areas, erf size, any total floor area, orientation, openings, doors, fireplace, any measurements are approximate. No details are guaranteed and cannot be relied upon for any purpose and do not form part of any agreement.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	73
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Sharon Road, West End, Southampton, Hampshire, SO30 3RF

Contact your local branch today for more information on this property:

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