



John Thornycroft Road  
Southampton  
Hampshire  
SO19 9UH

Offers in Excess of £245,000

bettermove 

# John Thornycroft Road Southampton

Bettermove are pleased to welcome to the market this charming two bedroom fourth floor apartment in Woolston, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 993 years remaining on the lease; the ground rent is £305.66 per year and the service charge is £2,200 per year. There is cladding present on the building and work has commenced to remove this - the EWS1 certificate is pending.

There are tenants living in the property and it can be sold with tenants in situ - rental yields can be obtained through Bettermove. The council tax band is C.

The interior of this beautifully-presented property consists of a spacious open plan kitchen/living area with south facing balcony, two bedrooms with an en suite shower room and private roof terrace off the master bedroom, and a family bathroom. There is an allocated parking space in a secure underground car park and a lift throughout the building.

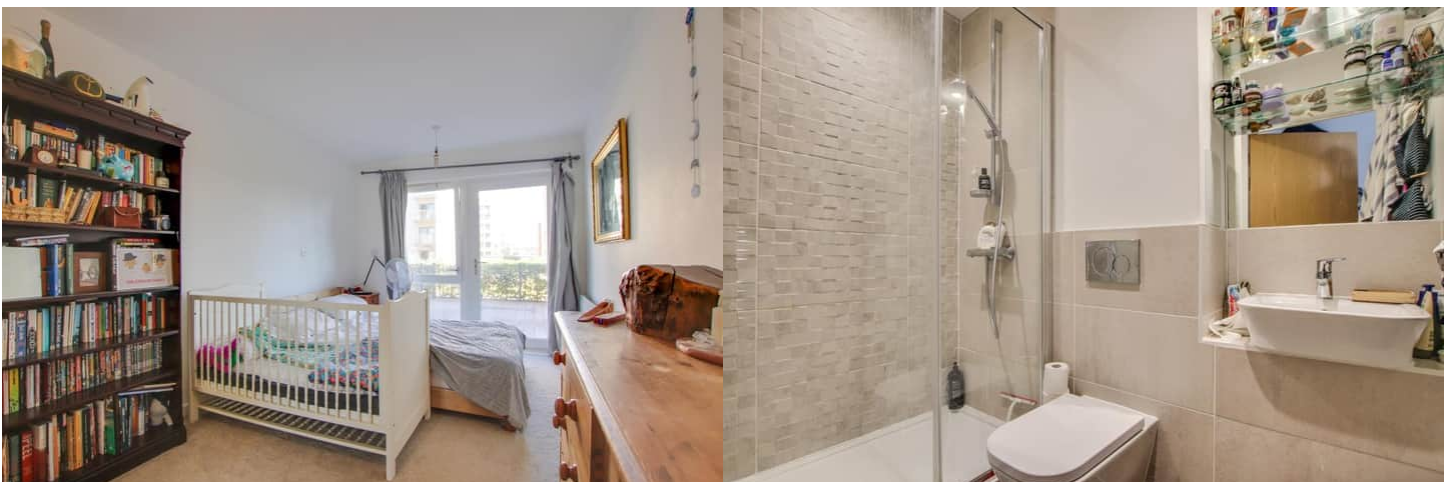
Situated in the popular Woolston area, the property is close to a wide range of amenities including supermarkets, shops, restaurants and bars. Excellent transport links can be found from the A3025, A33, M27, Woolston, Sholing and Southampton Central rail stations.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms, and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>	87	87
(69-80) <b>C</b>		
(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	



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