

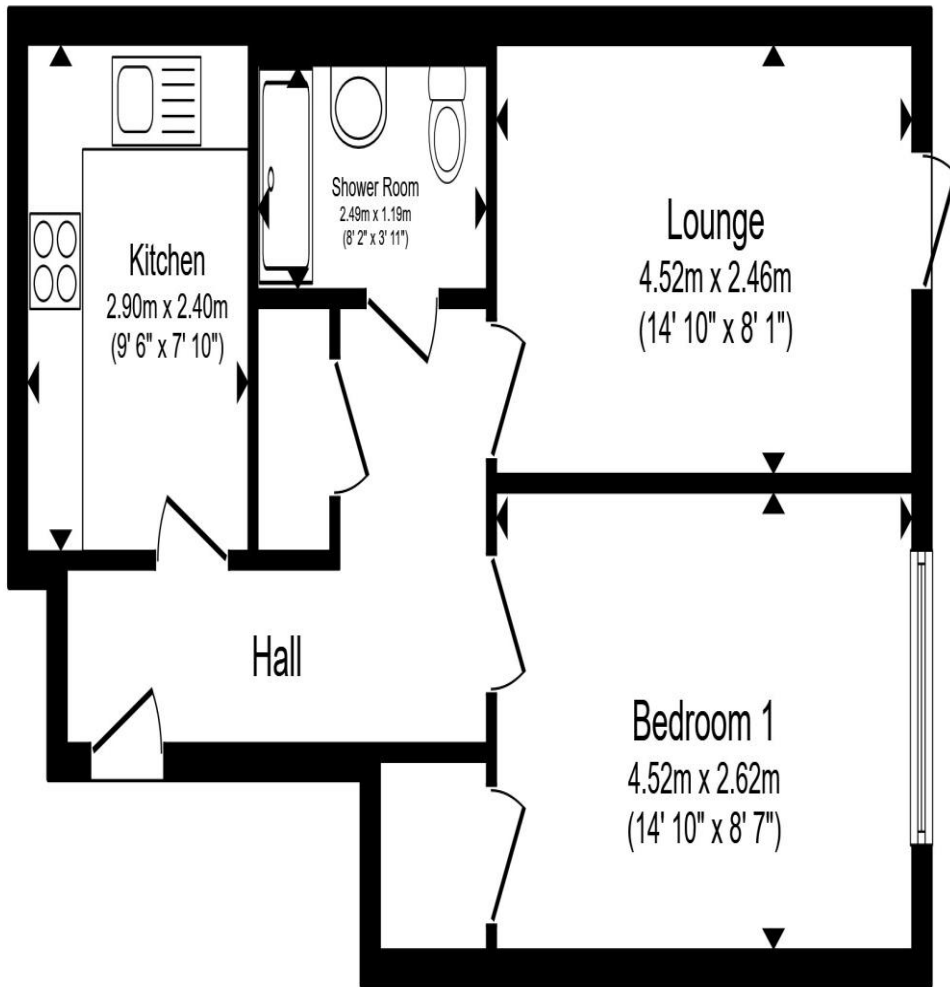


**St. Clement Street, Winchester. SO23 9DR**

**welcome to**  
**St. Clement Street, Winchester**

Set within central Winchester, this modern one bedroom ground floor flat offers stylish, well presented accommodation throughout. Built in 2015, the property features a spacious lounge, fitted kitchen, double bedroom and contemporary shower room, ideal for first-time buyers or investors.





Total floor area 44.8 m<sup>2</sup> (482 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)



### 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

#### Kitchen

9' 6" x 7' 10" ( 2.90m x 2.39m )

#### Bathroom

8' 2" x 3' 11" ( 2.49m x 1.19m )

#### Living Room

14' 10" x 8' 1" ( 4.52m x 2.46m )

#### Bedroom

14' 10" x 8' 7" ( 4.52m x 2.62m )

### Parking

### Communal Areas

### Agency Note

welcome to

## St. Clement Street, Winchester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO FORWARD CHAIN
- GROUND FLOOR FLAT

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 3400.00

Ground Rent: 250.00

### Directions to this property:

Fox and Sons Estate Agents Eastleigh

44 Market St, Eastleigh SO50 5RA

Take Market St to Southampton Rd/A335, head towards Regal Walk, turn left onto Wells Pl, continue on A335. Take M3 and B3335 to High St/B3040 in Winchester, at the roundabout, take the 1st exit onto Southampton Rd/A335

At the roundabout, take the 3rd exit onto Allbrook Way/A335, at Allbrook Interchange, take the 2nd exit onto A335, at the roundabout, take the 1st exit onto the M3 slip road to London/The Midlands/Winchester, merge onto M3, at junction 11, take the A3090 exit to Winchester (S&W)

At the roundabout, take the 2nd exit onto Hockley Link/A3090

At the roundabout, take the 3rd exit onto St Cross Rd/B3335

Continue to follow B3335, continue on High St/B3040. Drive to St Clement St

Turn left onto High St/B3040, turn left onto Trafalgar St

Turn left onto St Clement St and your destination will be on the left



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/ELH107051](https://fox-and-sons.co.uk/Property/ELH107051)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:

ELH107051 - 0007

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



**023 8061 8522**



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



44 Market Street, EASTLEIGH, Hampshire, SO50 5RA



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