



Seacole Gardens - £195,000



# 24, Lordsdale Court Seacole Gardens, Shirley, Southampton, Hampshire,

**Offers In Excess Of**

**SO16 6DN**

**£105,000**

Stanford Estate Agents are delighted to offer this immaculately presented throughout, two bedroom, top floor apartment in the popular location of Shirley. This spacious apartment offers a 17ft sitting/dining room, a 13ft master bedroom with en suite shower room, stylish kitchen and modern bathroom. There is also an allocated parking space with the property being offered with no forward chain.

## SUMMARY:

### Entrance Hall:

Smooth plaster ceiling, doors leading to sitting/dining room, both bedrooms and bathroom, storage cupboard, various power points with the room being laid to carpet with underfloor electric heating.

### Sitting/Dining Room: (17'1" x 13'6")

A spacious light and airy sitting/dining room with a smooth plaster ceiling, double glazed window to side aspect, television and various power points with the room being laid to carpet with electric underfloor heating.

### Kitchen: (11'4" x 10'6")

A well presented modern and stylish kitchen with a smooth plaster ceiling, inset spotlights, double glazed window to side aspect, fitted with a range of matching wall and base level units with rolled edge worktops, stainless steel sink and drainer with mixer tap over, integrated appliances consisting of an electric oven and hob with extractor over, space and plumbing for a dishwasher, washing machine and tall standing fridge/freezer with the rooms being laid to wood effect vinyl flooring.

### Master Bedroom: (13'6" x 11'3")

Smooth plaster ceiling, double glazed window to rear aspect, door leading to en suite shower room, built in mirrored wardrobe, television and various power points with the room being laid to carpet with underfloor electric heating.

### En Suite:

Smooth plaster ceiling, inset spotlights, extractor fan, tiling to principal areas, a suite comprising walk in shower, pedestal wash hand basin and low-level WC and laid to tiled effect vinyl flooring.

### Bedroom Two: (11'2" x 8'2")

Smooth plaster ceiling, double glazed window to rear aspect, various power points with the room being laid to carpet with underfloor electric heating.

### Bathroom:

Smooth plaster ceiling, inset spotlights, tiling to principal areas, a suite comprising panel enclosed bath with shower over, wash hand basin, low-level WC and chrome heated towel rail with the room being laid to tiled effect vinyl flooring.

### Outside:

Allocated Parking.

## LEASEHOLD INFORMATION:

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Service charge: £1,917.88 pa

Ground Rent: £250 pa

Lease Length: 110 Years Approx

## OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: C

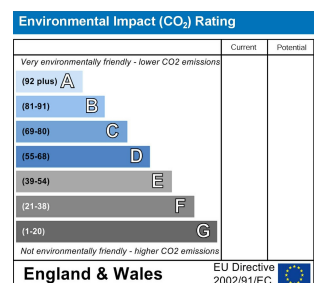
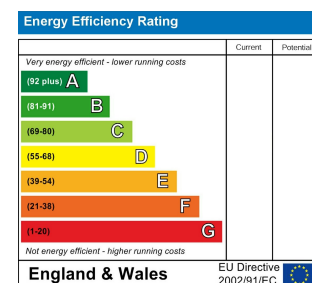
SELLERS POSITION: No Forward Chain

GROUND FLOOR



LORDSDALE COURT SEACOLE GARDENS, SHIRLEY

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