

Stanford Estate Agents are delighted to present this impressive & spacious two bedroom split level maisonette in Weston. The property is immaculately presented throughout & boasts a 33ft lounge/kitchen/dining room, garage & a private garden. An internal viewing is very highly recommended.

Directions

ENTRANCE HALL:

Smooth plaster ceiling, stairs leading to the 1st floor.

LOUNGE/KITCHEN/DINING ROOM: (33'9" x 10'3")

Smooth plaster ceiling, double glazed window to front aspect, double glazed French style doors to rear aspect, two radiators, television point, telephone point, a range of wall mounted & base level units, roll top work surfaces, built in electric hob & electric oven, space & plumbing for a washing machine, space & plumbing for a slimline dishwasher, tiling to principle areas, sink & drainer with mixer tap above, space for a fridge/freezer, stairs to 2nd floor landing.

SECOND FLOOR LANDING:

Smooth plaster ceiling, airing cupboard.

BEDROOM 1: (12'7" x 10'1")

Smooth plaster ceiling, double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM 2: (9'11" x 6'11")

Smooth plaster ceiling, double glazed window to rear aspect, radiator, built in storage cupboard.

BATHROOM: (8'0" x 6'10")

Smooth plaster ceiling, skylight, part tiled walls, panel enclosed bath, low level WC, wash hand basin with storage cupboard below, fully tiled shower cubicle.

OUTSIDE:

The property has its own private & enclosed garden that is mainly laid to artificial grass with a path leading to the front door.

GARAGE:

The single garage is located in a nearby block & has an up & over door.

LEASE INFORMATION:

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

Years Remaining On The Lease: 50 Years (Lease to be extended by the seller)

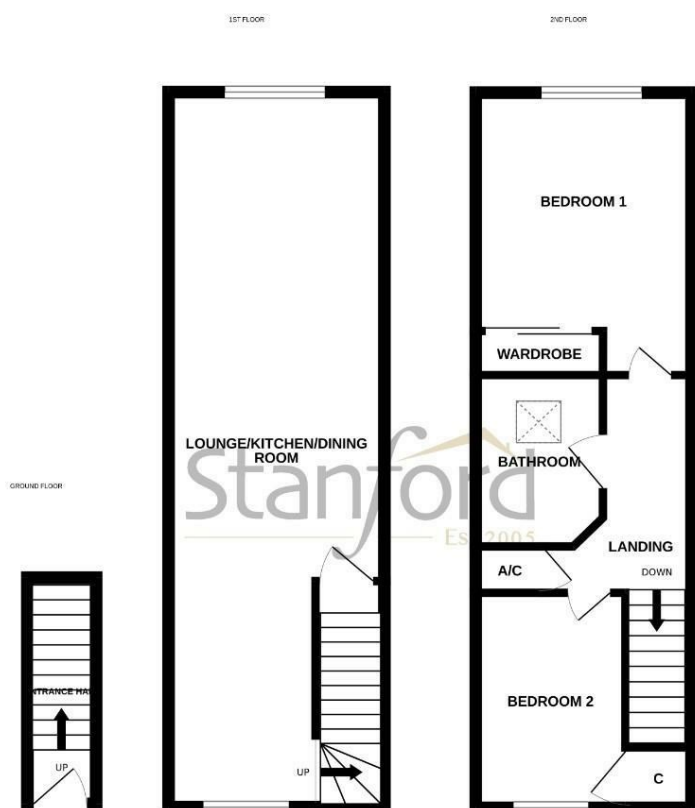
Ground Rent: £100 Per Annum

OTHER INFORMATION:

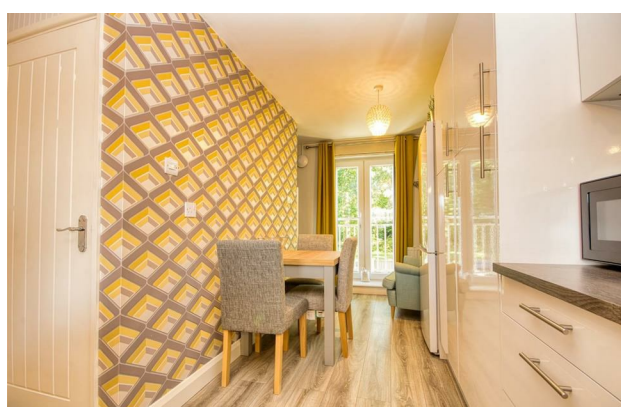
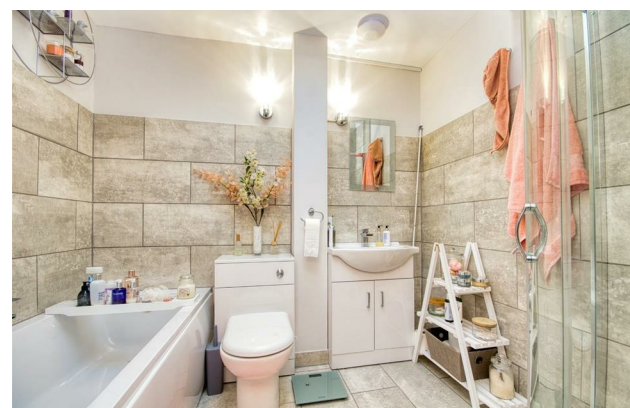
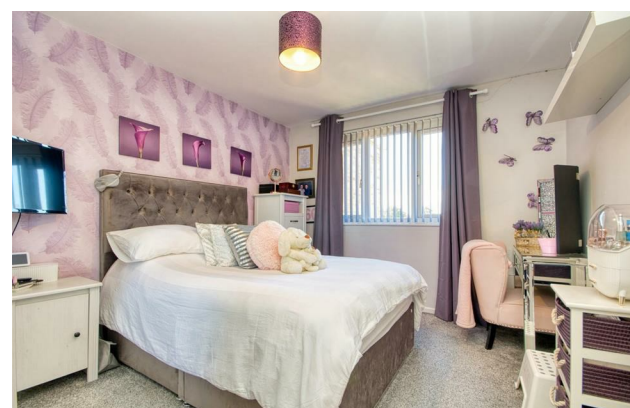
LOCAL COUNIL: Southampton City Council

COUNCIL TAX BAND: Band A

SELLERS POSITION: Looking To Purchase A 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
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.