



117-119 Millbrook Road East - £155,000

Stanford
Est 2005



Flat 8 117-119 Millbrook Road East, Southampton, Hampshire, SO15 1HQ

£155,000

Stanford Estate Agents are delighted to offer with no forward chain, this impressive, two bedroom, first floor apartment in Freemantle, Southampton. This fabulous, spacious property boasts TWO DOUBLE BEDROOMS, double glazing, gas central heating and an 18ft open plan lounge/kitchen/dining room.

Entrance Hall:
Smooth plaster ceiling, doors to all rooms and storage cupboard, radiator and fitted carpet.

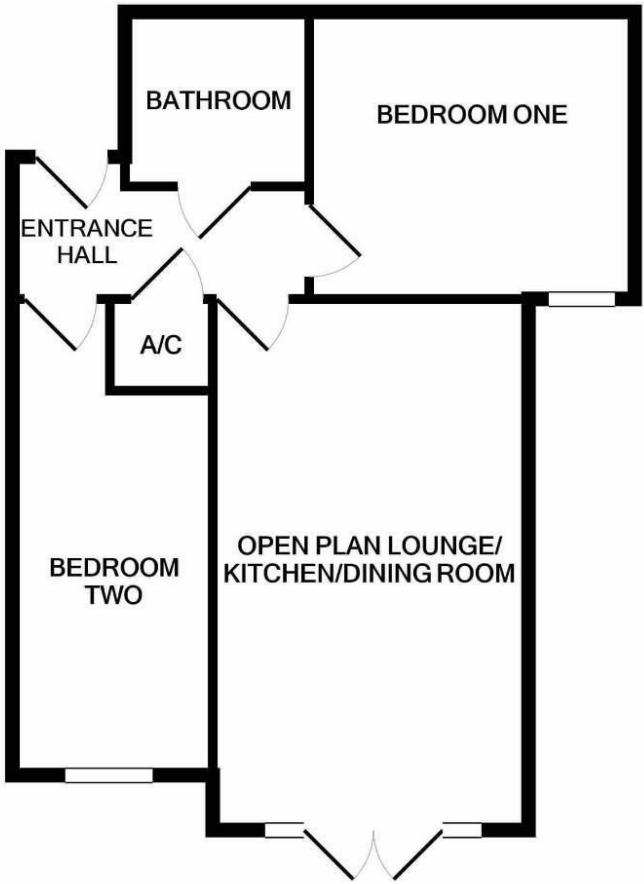
Open Plan Lounge/Kitchen/Dining Room: (18'2" x 10'7")
Smooth plaster ceiling, the Kitchen is fitted with a range of wall and base level units with rolled edge worktops over, built in oven and hob with extractor over, stainless steel sink drainer with mixer, space for an undercounter fridge & freezer, space & plumbing for a washing machine, wood effect vinyl flooring. The lounge/dining room has double glazed doors to Juliet balcony, two radiators, television & telephone point and fitted carpet.

Master Bedroom: (10'0" x 9'9")
Smooth plaster ceiling, double glazed window to front aspect, radiator, television point and fitted carpet.

Bedroom Two: (13'2" x 6'9")
Smooth plaster ceiling, double glazed window to front aspect, radiator and fitted carpet.

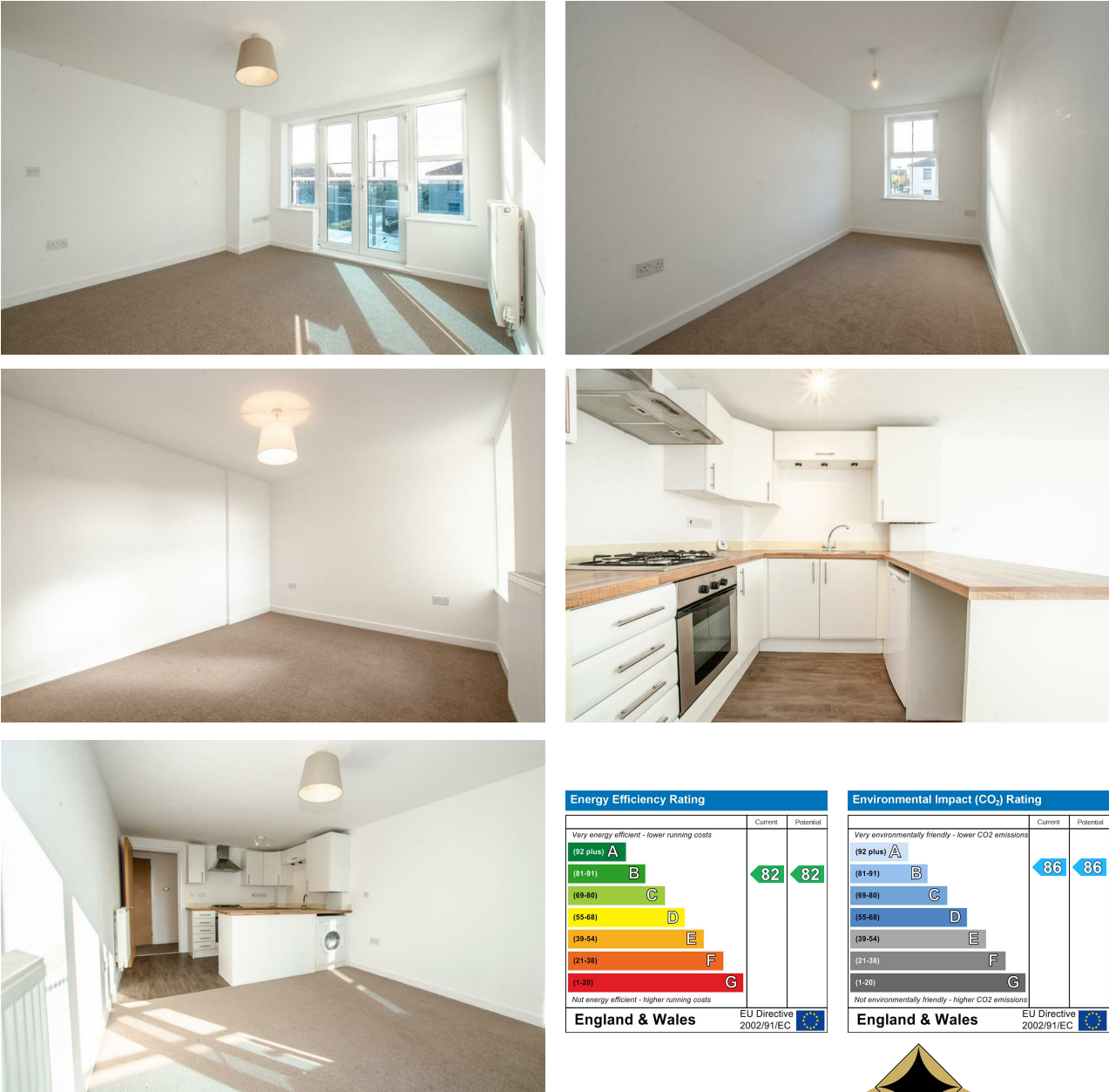
Bathroom: (6'6" x 5'11")
Smooth plaster ceiling with extractor, tiling to principal areas, panel enclosed bath with shower and over and glass screen, pedestal wash hand basin, low level WC radiator and tiled effect flooring.

Other Information:
Local Council: Southampton City Council
Council Tax Band: A
Sellers Position: No Forward Chain
Viewings: Appointments Via Stanford Estate Agents



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Tel: 023 8202 9966
Email: bitterne@stanfordestateagents.co.uk
Address: 394Bitterne Road, Bitterne, SO18 5RS



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |



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

