

Bamber Close - £235,000

Stanford
Est 2005



41 Bamber Close, West End, Southampton, SO30 3HW

Guide Price £235,000

Stanford Estate Agents are delighted to present this impressive & spacious two bedroom top floor apartment in West End. The property is immaculate throughout & boasts two double bedrooms, gas central heating, utility room, communal garden & off road parking. An internal viewing is highly recommended.

ENTRANCE HALL:

Smooth plaster ceiling, loft hatch, telephone intercom system, radiator, built in storage cupboard.

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM: (23'7" x 11'7")

Smooth plaster ceiling, two radiators, double glazed window to side aspect, double glazed window to rear aspect, double glazed French style doors to front aspect with Juliet balcony, media plate with TV, telephone and USB points, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, built in fridge/freezer, built in electric hob & electric oven with extractor hood above.

BEDROOM 1: (13'0" x 12'2")

Smooth plaster ceiling, two double glazed windows to front aspect, radiator, built in wardrobes & dressing table, TV point.

BEDROOM 2: (15'0" x 11'2")

Smooth plaster ceiling, two double glazed windows to front aspect, radiator.

BATHROOM: (8'7" x 7'0")

Smooth plaster ceiling, obscure double glazed window to rear aspect, heated towel rail, part tiled walls, shaver point, panel enclosed bath with shower above, low level WC, wash hand basin, extractor fan.

UTILITY ROOM:

Smooth plaster ceiling, roll top work surface, built in washer/dryer, extractor fan.

OUTSIDE:

The property has the use of communal gardens along with access to the bike store & bin store. Flexible off road parking is provided with a car park that has enough spaces to accommodate two cars per apartment along with additional visitor spaces.

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: 148 Years

Ground Rent: £300 Per Annum (next payment not due till January 2025)

Service Charge: £1,000 Per Annum (next payment not due till September 2024)

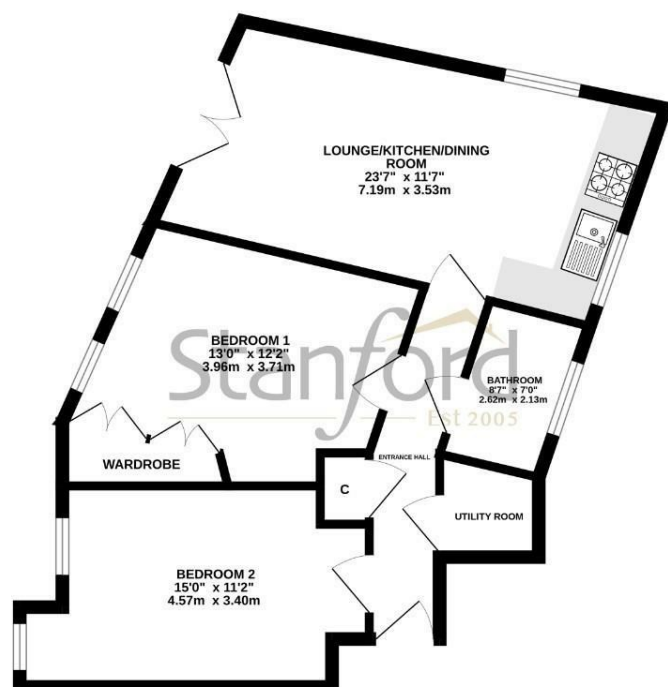
OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

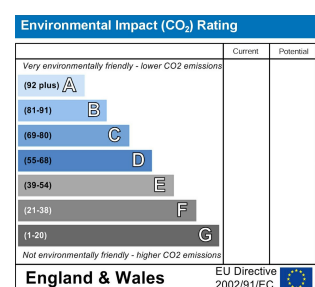
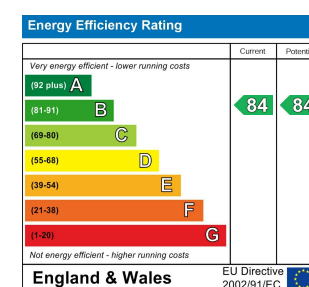
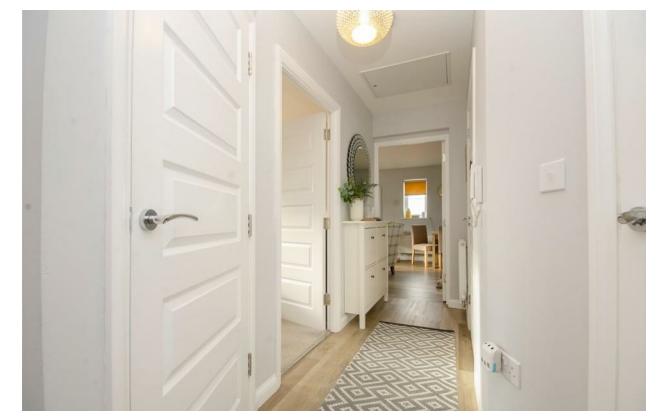
COUNCIL TAX BAND: Band C

SELLERS POSITION: Looking To Purchase A Property Locally

742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors, and fixtures are for information only and should not be relied upon for any legal or contractual purposes. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given.
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Tel: 023 8202 9966
Email: bitterne@stanfordestateagents.co.uk
Address: 394Bitterne Road, Bitterne, SO18 5RS



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