



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.

**Directions**

**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)

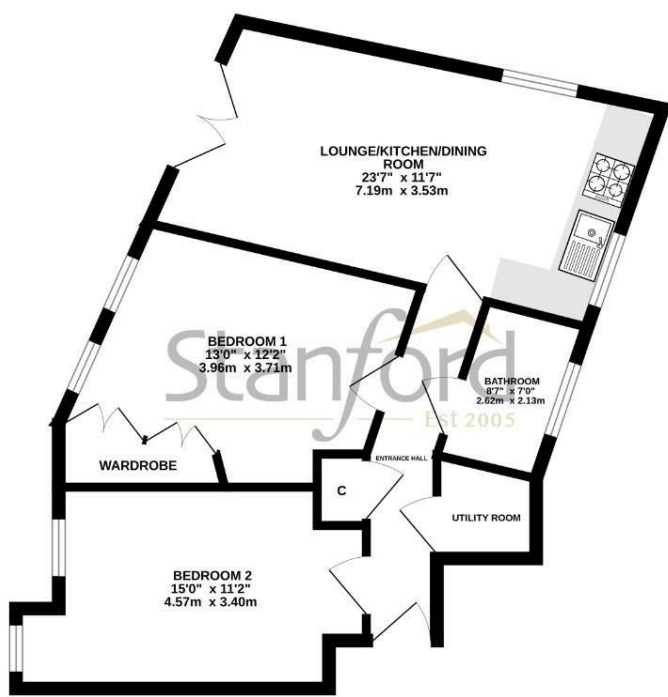
**OTHER INFORMATION:**

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.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used in conjunction with any prospective purchase. 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
84	84

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

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.