



Stanford Estate Agents are delighted to present this impressive & spacious two bedroom 1st floor apartment in Southampton. The property is well presented throughout & boasts secure undercroft allocated parking, two double bedrooms & is offered with no forward chain. Internal viewing is recommended.

Directions

COMMUNAL ENTRANCE:

Secure entry via intercom, stairs to all floors.

ENTRANCE HALL:

Door to side aspect, bamboo flooring, telephone entry phone, electric radiator, door to the airing cupboard, door to a small coats cupboard, doors to all rooms, skimmed ceiling with mains powered smoke alarm.

LOUNGE/DINING ROOM: (13'9" x 17'0")

Double glazed double doors to a Juliette Balcony, bamboo flooring, electric radiator and panel heater, telephone, broadband, televisions and satellite points, skimmed ceiling with mains powered heat alarm and open to the kitchen.

KITCHEN: (8'9" x 7'9")

Fitted with a matching range of base and eye level units rolled edge worktops, ceramic tiled splash backs, one and a half bowl sink and drainer with mixer tap, built in electric oven and ceramic hob with extractor fan over, plumbing for washing machine, space for a fridge/freezer, skimmed ceiling, vinyl flooring and wine rack.

BEDROOM 1: (13'1" x 10'4")

Double glazed double doors to a Juliette Balcony, fitted carpet, electric panel heater, built in double wardrobe and a skimmed ceiling.

BEDROOM 2: (10'1" x 8'8")

Double glazed window to side aspect, fitted carpet, electric panel heater and a skimmed ceiling.

BATHROOM:

Fitted with a matching three piece suite comprising panel enclosed bath with mixer tap and shower over, close coupled WC, pedestal wash hand basin, ceramic tiling to principle areas, shaver point, vinyl flooring, electric panel heater, extractor fan, vinyl flooring and a skimmed ceiling.

PARKING:

The property come with a secure gated undercroft allocated parking space with direct access to the communal entrance.

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: 102 Years

Ground Rent: £300 Per Annum

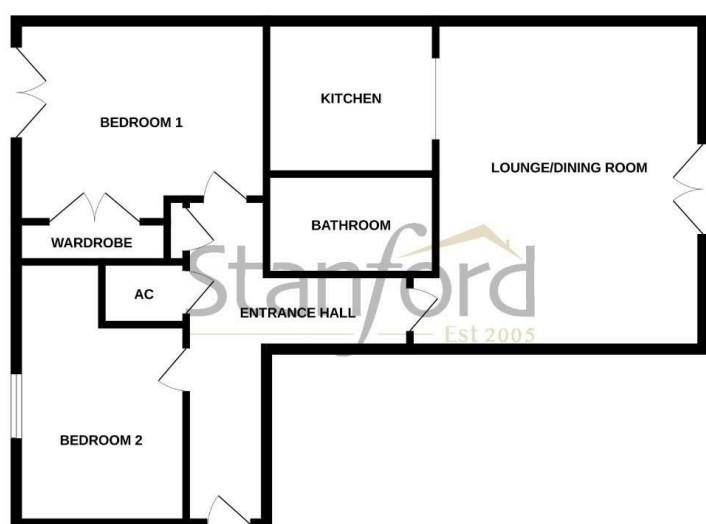
Service/Maintenance Charge: £2,000 Per Annum

OTHER INFORMATION:

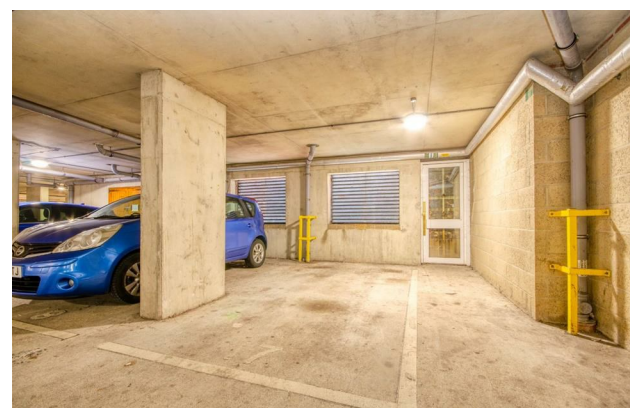
LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band A

SELLERS POSITION: No Forward Chain



Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of blocks, volumes, 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 as a guide only. Prospective purchasers should verify the details themselves. The services, systems and appliances shown have not been tested and no guarantee is given. Made with Hoxipaper 12/2023



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	
England & Wales	
EU Directive 2002/91/EC	

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	
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 request. All loans secured on property, life assurance is usually required. This can be emailed on request.