



The Oaks - £160,000

Stanford
Est. 2005



Flat 13 The Oaks, Merryoak, Southampton, SO19 7RP

Asking Price £160,000

Stanford Estate Agents are delighted to offer for sale, this two double bedroom ground floor flat, ideally situated in this highly sought after quiet cul-de-sac location. This property offers a bright and airy 16ft lounge/diner, modern fitted kitchen and bathroom and plenty of storage. Benefits include allocated parking and a long lease. This property would make a perfect first time buy or rental investment. Internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Two storage cupboards, electric heater, entry phone system, doors to other rooms.

Lounge/Diner : (16'10" x 12'10")
Double glazed window to rear aspect, electric heater, TV point.

Kitchen: (10'5" x 7'5")
Double glazed window to rear aspect, fitted with a range of wall and base level units with squared edge worksurfaces, stainless steel sink and drainer, electric hob and oven with extractor hood over, space and plumbing for a washing machine, fridge/freezer and dishwasher.

Bedroom One: (12'0 x 9'8")
Double glazed window to front aspect, electric heater, space for wardrobes.

Bedroom Two: (12'0 x 6'102)
Double glazed window to front aspect, electric heater.

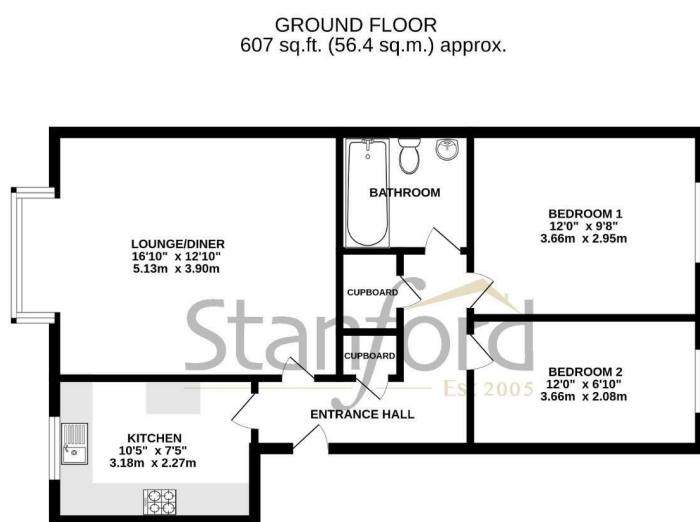
Bathroom:
Suite comprising panel enclosed bath with shower over, low level WC, wash hand basin, extractor fan, heated towel rail and ceiling downlighting.

Parking:
Allocated Parking,

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

Lease Remaining: 117 years
Ground Rent £90 pa

Other Information:
Local Council: Southampton City Council
Council Tax Band: A
Viewing: By Appointment



TOTAL FLOOR AREA: 607 sq ft. (56.4 sq m.) approx.
While every effort has been made to ensure the accuracy of the floorplan, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should verify the accuracy of the floorplan and measurements on site. Measurements are given to the nearest millimetre and are not guaranteed as to their accuracy or efficiency can be given.
Made with SketchUp

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

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