



Stanford Estate Agents are delighted to present this impressive & spacious three bedroom top floor apartment in West End. The property is well presented throughout & boasts double glazing, gas central heating, balcony with scenic views & is offered with no forward chain. Internal viewing is a must.

Directions

From our Bitterne offices, turn right onto West End Rd, at the roundabout, take the 3rd exit and stay on W End Rd, turn right onto Moorhill Rd/A27, turn left onto West End Rd, at the roundabout, take the 1st exit onto Upper New Rd, turn left onto September Close, then please turn left onto Runnymede

Entrance Hall

Coved & smooth plaster ceiling, loft hatch with fixed ladder and lighting, radiator.

Lounge 13'0 x 12'1

Coved & smooth plaster ceiling, double glazed window to front aspect, double glazed door to front aspect leading out to the balcony, radiator, television point, telephone point.

Kitchen 8'4 x 7'6

Smooth plaster ceiling, double glazed window to rear aspect, tiled floor, a range of wall mounted & base level units, roll top work surfaces, built in gas hob & electric oven with extractor hood above, space & plumbing for a washing machine, space for a fridge/freezer, stainless steel sink & drainer with mixer tap above.

Bedroom One 12'7 x 9'0

Coved & smooth plaster ceiling, two double glazed windows to front aspect, two radiators, television point.

Bedroom Two 11'7 x 8'6

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator.

Bedroom Three 9'0 x 6'5

Coved & smooth plaster ceiling, double glazed window to front aspect, radiator.

Shower Room 8'0 x 5'8

Smooth plaster ceiling, inset down lighting, obscure double glazed window to rear aspect, fully tiled walls, tiled floor, airing cupboard, heated towel rail, fully tiled shower cubicle, low level WC, wash hand basin with storage cupboard below.

Outside

Well maintained communal gardens. There is also residents permit parking & permits are available for £100 per annum.

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 Lease: 140 Years

Service Charge: £2,000 Per Annum

Ground Rent: £330 Per Annum

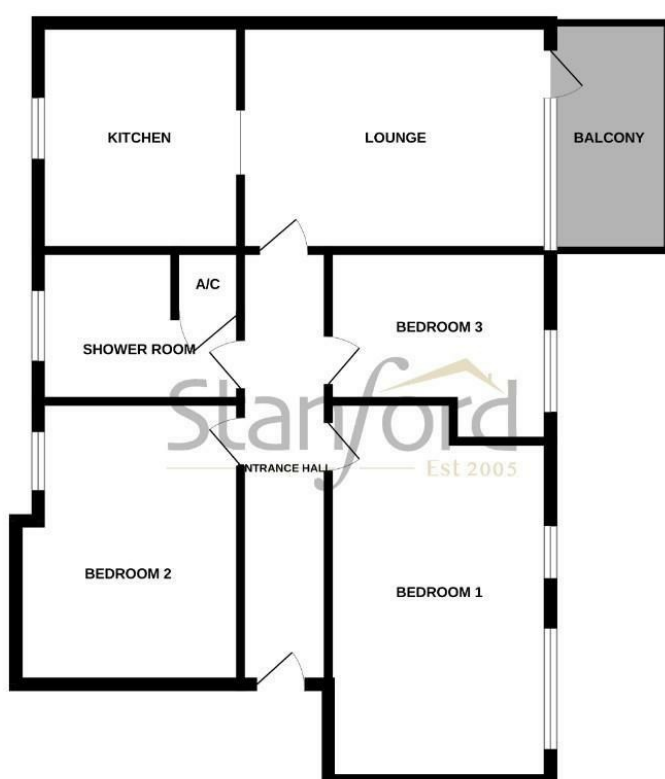
OTHER INFORMATION

LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band B

SELLERS POSITION: No Forward Chain

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 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. Made with Measure 2024.



Energy Efficiency Rating	
Current	Potential
(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
(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 CO₂ 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.