



West End Road - £175,000

Stanford
Est 2005



Flat 5, West End House West End Road, Bitterne, Southampton, Hampshire,

Offers In Excess Of

£175,000

SO18 5RA

Stanford Estate Agents are delighted to present this impressive & spacious two bedroom ground floor apartment in Bitterne. The property is well presented throughout & boasts an en suite to the master bedroom, double glazing & allocated off road parking. An internal viewing is highly recommended.

Entrance Hall

Smooth plaster ceiling, airing cupboard, built in storage cupboard, telephone intercom system, electric wall mounted heater.

Lounge/Dining Room 16'0 x 10'11

Smooth plaster ceiling, double glazed French style doors to front aspect, double glazed window to side aspect, electric wall mounted heater, television point, telephone point.

Kitchen 11'2 x 6'3

Smooth plaster ceiling, a range of wall mounted & base level units, roll top work surfaces, cooker point, space & plumbing for a washing machine, space for a fridge/freezer, space & plumbing for a dishwasher, tiling to principal areas, sink & drainer with mixer tap above.

Bedroom One 11'0 x 9'11

Smooth plaster ceiling, double glazed window to front aspect, electric wall mounted heater.

En Suite

Smooth plaster ceiling, extractor fan, fully tiled shower cubicle, low level WC, pedestal wash hand basin, heated towel rail, tiling to principal areas.

Bedroom Two 11'0 x 8'10

Smooth plaster ceiling, double glazed window to front aspect, electric wall mounted heater.

Family Bathroom 6'0 x 5'5

Smooth plaster ceiling, extractor fan, part tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

Outside

The property has a private patio area that is accessed directly from the lounge/dining room. There is also an allocated off road parking space.

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: 119 Years

Ground Rent: £150 Per Annum

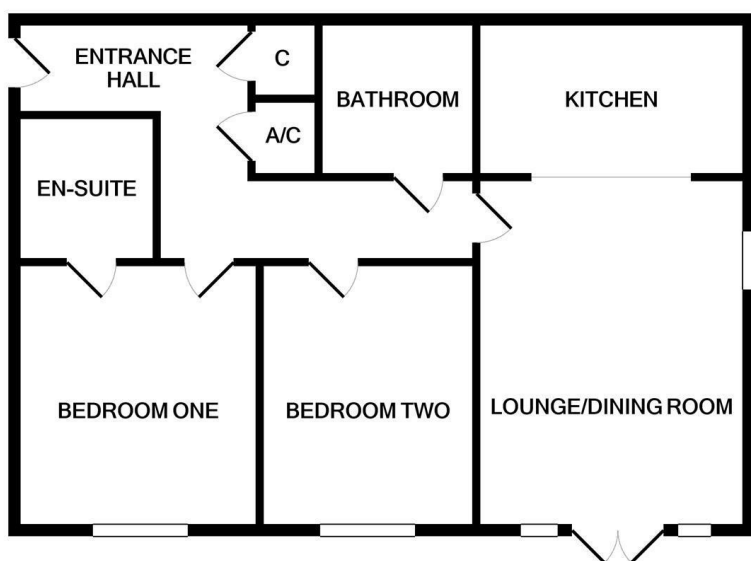
Service Charge: £1,200 Per Annum

Other Information

LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band C

SELLERS POSITION: No Forward Chain



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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
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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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

