



1 Alfriston Court, Alfriston Gardens, Sholing, Southampton, SO19 8RZ

Asking Price £140,000

Stanford Estate Agents are delighted to present this spacious two bedroom ground floor flat in Sholing. The property would make an ideal first time buy or investment & boasts double glazing, two double bedrooms & is being offered with no forward chain. An internal viewing is highly recommended.

ENTRANCE HALL:

Coved & textured ceiling, storage cupboard.

COUNCIL TAX BAND: Band B

LOUNGE/DINING ROOM: (13'6" x 11'10")

Textured ceiling, double glazed window to rear aspect.

SELLERS POSITION: No Forward Chain

KITCHEN: (9'6" x 7'11")

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

BEDROOM 1: (11'10" x 9'10")

Textured ceiling, obscure double glazed window to front aspect, built in wardrobe.

BEDROOM 2: (11'10" x 7'7")

Coved & textured ceiling, obscure double glazed window to front aspect.

BATHROOM: (6'4" x 5'7")

Textured ceiling, obscured double glazed window to side aspect, part tiled walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

OUTSIDE:

Communal garden which is mainly laid to lawn with a garage in a nearby block.

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: 947 Years

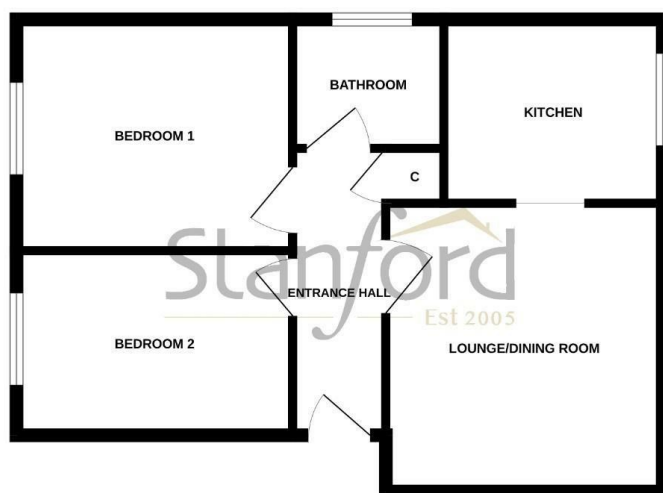
Ground Rent: £15 Per Annum

Service/Maintenance Charge: £660 Per Annum

OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan, contained here, measurements of areas, volumes, 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 contents, appearance and appliances shown here are for illustrative purposes only and are not intended to be taken as a guarantee. Measurements are taken to the best of our knowledge and are subject to change.

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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

