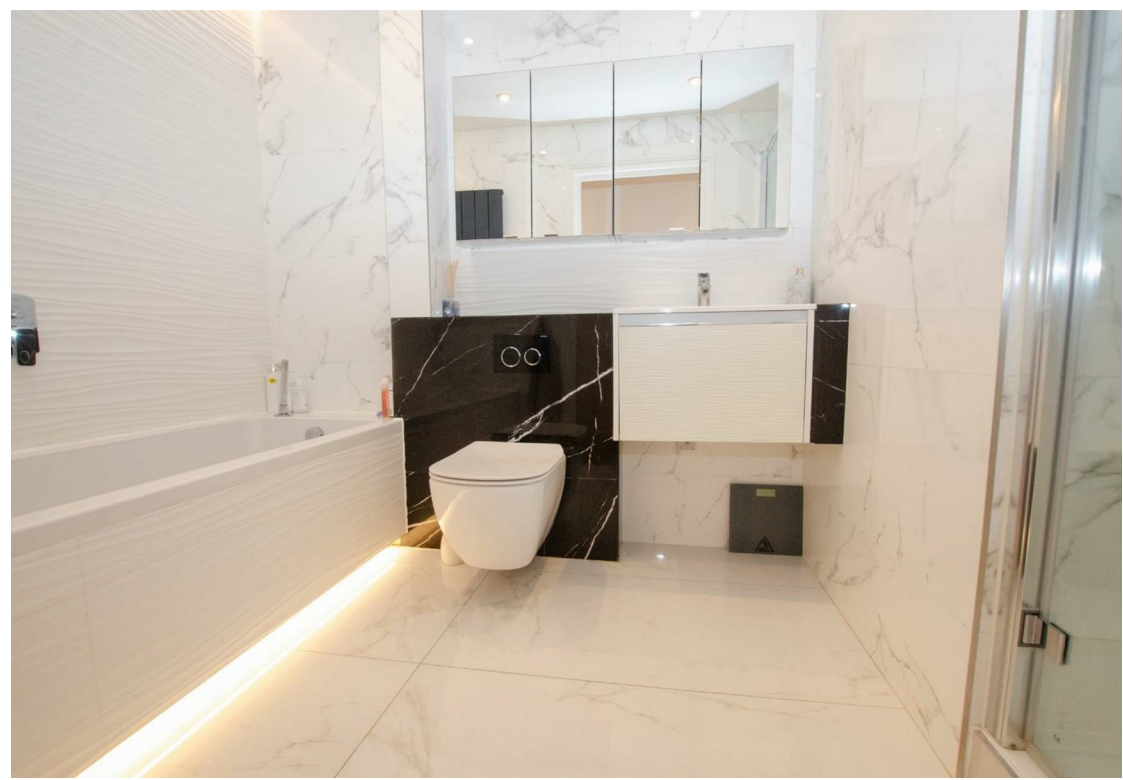




Rampart House, 10 Rampart Road - £185,000

Stanford
Est 2005



8 Rampart House, 10 Rampart Road, Bitterne Manor, Southampton, SO18

Price Guide £185,000

1DV

Stanford Estate Agents are delighted to offer for sale this stunning larger than average one double bedroom top floor apartment, ideally situated in this highly sought after area of Bitterne Manor. This fantastic property offers spacious and beautifully presented accommodation including a 24ft lounge/diner with Juliet balcony, a modern fitted kitchen with built in appliances and breakfast bar and a luxury four piece fitted bathroom with separate shower cubicle. Benefits include built in wardrobes, real oak wood flooring and gas central heating. Further benefits include a long lease and two allocated parking spaces. This property would make a perfect first time buy or rental investment and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:

Oak wood flooring, two storage cupboards, large built in wardrobe, doors to bedroom and lounge/diner.

Lounge/Diner: (24'0 x 13'2")

Oak wood flooring, double glazed doors to front aspect, Juliet balcony, double radiator, large Velux window, open plan to kitchen/breakfast room, feature ceiling lighting.

Kitchen/Breakfast Room:- (13'6" x 6'8")

Range of stylish wall and base level units with squared edge oak wood worksurfaces, built in gas hob and oven with stainless steel extractor hood over, integrated fridge/freezer, washing machine and dishwasher, sink and drainer with mixer tap, tiled flooring, part tiled walls, large Velux window, ceiling downlighters, feature breakfast bar.

Bedroom: (13'6" x 9'10")

Large Velux window, radiator, built in wardrobe, oak wood flooring.

Bathroom:

Luxury modern four piece suite comprising panel enclosed bath with feature lighting, vanity wash hand basin with cupboards below, low level WC, separate shower cubicle, part tiled walls, ceiling downlighters, marble effect walls and flooring.

Parking:

Allocated parking spaces for two cars.

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

Leasehold Information:

Lease length: 105 Years

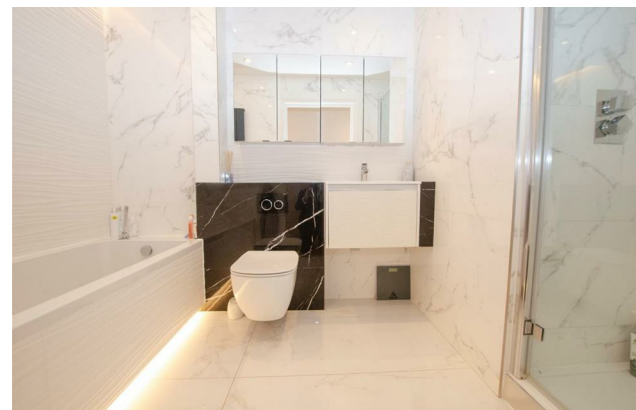
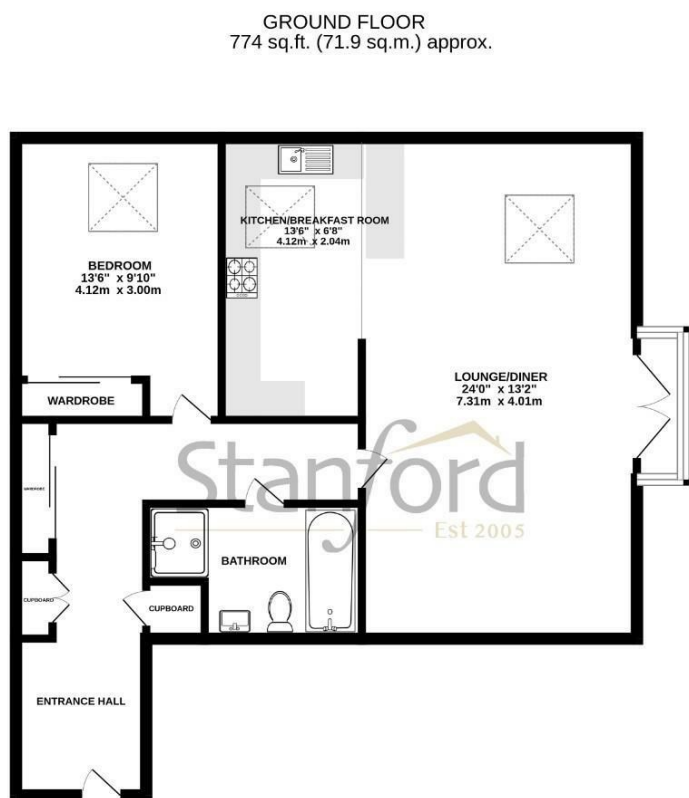
Ground rent/service charge: £1,550 pa

Other Information:

Local Council: Southampton City Council

Council Tax Band: C

Sellers Position: Seller Suited



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floor, ceiling, walls and any other items are approximate and no responsibility is taken for any errors or omissions in this statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be taken as such for any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be taken as such for any prospective purchaser. The layout, fixtures and fittings shown here are not intended to be taken as such for any prospective purchaser. Made with MetreX 12/2021

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating																													
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