



Tresillian Gardens - £140,000

Stanford
Est 2005



12 Tresillian Gardens, West End, Southampton, SO18 3NQ

Asking Price £140,000

Stanford Estate Agents are delighted to present this impressive & spacious one bedroom ground floor maisonette in West End. The property boasts double glazing, allocated off road parking, 15ft lounge & is being offered with no forward chain. An internal viewing is very highly recommended.

ENTRANCE HALL:

Coved & smooth plaster ceiling.

LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: Band A

LOUNGE: (15'2" x 8'6")

Coved & smooth plaster ceiling, double glazed window to front aspect, television point, telephone point, built in storage cupboard.

SELLERS POSITION: No Forward Chain

KITCHEN: (11'6" x 5'11")

Coved & smooth plaster ceiling, double glazed window to front aspect, double glazed window to side aspect, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, space & plumbing for a washing machine, tiling to principle areas, cooker point.

INNER HALL:

Smooth plaster ceiling, airing cupboard.

BEDROOM 1: (11'2" x 8'1")

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

BATHROOM: (6'5" x 5'10")

Coved & smooth plaster ceiling, obscure double glazed window to side aspect, part tiled walls, tiled floor, panel enclosed bath, low level WC, pedestal wash hand basin.

OUTSIDE:

The property has a private garden which is mainly laid to lawn with a storage shed. There is also an allocated off road parking space for one car.

LEASE INFORMATION:

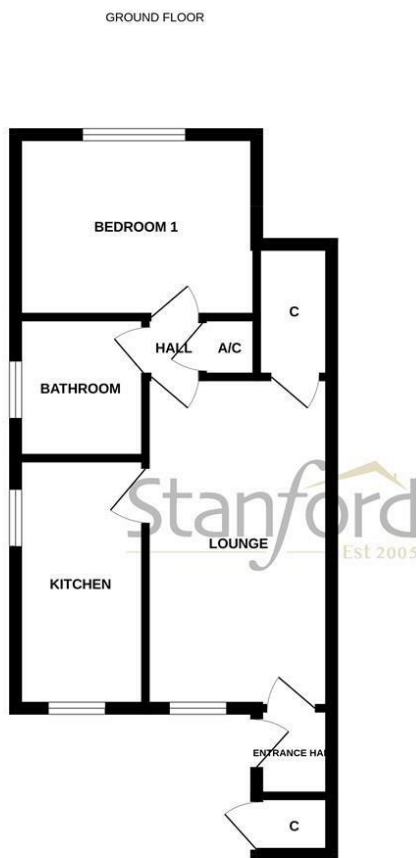
The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Years Remaining On The Lease: 86 Years

Ground Rent: £125 Per Annum

Service/Maintenance Charge: To Be Confirmed

OTHER INFORMATION:



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	

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