



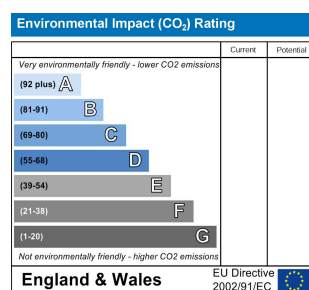
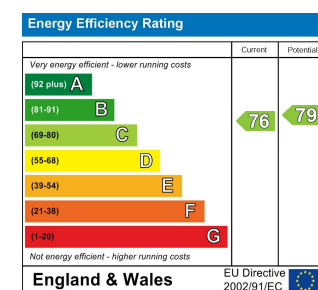
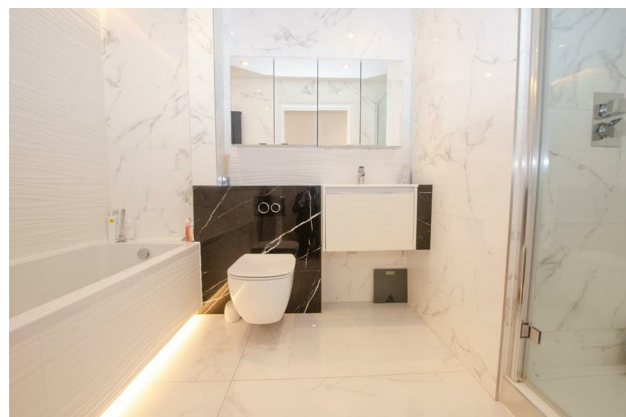
1DV

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.

GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



TOTAL FLOOR AREA: 774 sq.ft. (71.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, the dimensions of the rooms, fixtures, fittings and any other items are approximate and the purchaser is advised to verify the dimensions of any elements of the property. The purchaser is advised to verify the dimensions of any elements of the property. The purchaser is advised to verify the dimensions of any elements of the property. The purchaser is advised to verify the dimensions of any elements of the property.



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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 quotations are available on

