



62 Dean Road - £115,000

Stanford
Est 2005



Flat 4 62 Dean Road, Bitterne Village, Southampton, SO18 6AN

Asking Price £115,000

Stanford Estate Agents are delighted to present this impressive & spacious 1st floor studio apartment in Bitterne Village. The property is well presented throughout & boasts double glazing, off road parking, communal gardens & is offered with no forward chain. An internal viewing is recommended.

ENTRANCE HALL:

Textured ceiling, telephone point.

LIVING AREA/BEDROOM: (14'11" x 11'5")

Textured ceiling, double glazed window to front aspect, electric wall mounted heater, electric fire place, airing cupboard, television point, telephone point.

KITCHEN: (7'7" x 5'7")

Textured ceiling, double glazed window to rear aspect, a range of wall mounted & base level units, solid wood butchers block work surfaces, 1 & a 1/2 bowl sink & draining board with mixer tap above, tiling to principle areas, space & plumbing for a washing machine, built in electric oven & electric hob with extractor hood above.

SHOWER ROOM: (7'6" x 5'6")

Textured ceiling, loft hatch, extractor fan, obscure double glazed window to rear aspect, fully tiled shower, low level WC, wash hand basin with storage cupboard below, tiling to principle areas.

OUTSIDE:

There is a private car park for residents only that provides off road parking & communal gardens which are mainly laid to lawn.

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: 91 Years

Ground Rent: £0 Per Annum

Service/Maintenance Charge: £0 Per Annum

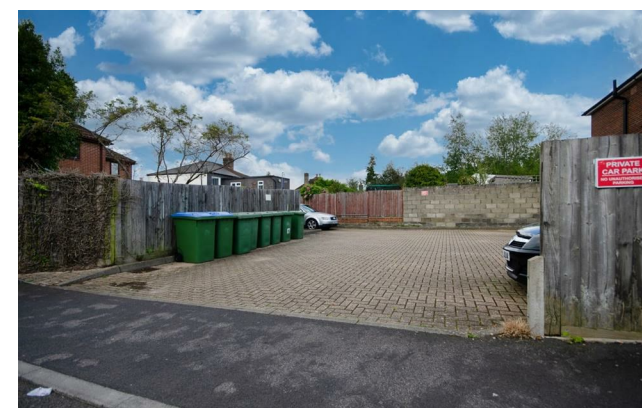
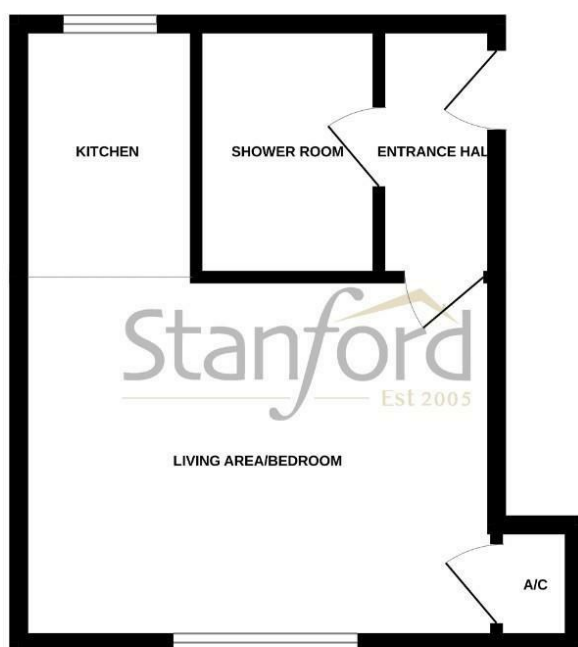
OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band A

SELLERS POSITION: No Forward Chain

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the description contained here, measurements of items, whether visible and/or otherwise, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox OSMA.

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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	

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	



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

