

PoppyFields, 1 Bullar Road - £172,000



Flat 4 PoppyFields, 1 Bullar Road, Bitterne Park, Southampton, SO18 1EJ

Asking Price £172,000

Stanford Estate Agents are delighted to present this impressive & spacious two bedroom ground floor apartment in Bitterne Park. The property boasts an allocated parking space, 16ft x 15ft lounge/dining room, double glazing & communal gardens. An internal viewing is highly recommended.

ENTRANCE HALL:

Coved & smooth plaster ceiling, airing cupboard, built in storage cupboard, telephone intercom system.

COUNCIL TAX BAND: Band B

SELLERS POSITION: Looking To Purchase A Property Locally

LOUNGE/DINING ROOM: (16'6" x 15'6")

Coved & smooth plaster ceiling, double glazed French style doors to rear aspect leading out to the communal gardens, television point, radiator.

KITCHEN: (9'3" x 7'10")

Coved & smooth plaster ceiling, 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 hob with extractor hood above, space & plumbing for a washing machine, space & plumbing for a dishwasher, space for a fridge/freezer.

BEDROOM 1: (16'4" x 9'0")

Coved & smooth plaster ceiling, double glazed window to rear aspect, radiator, built in wardrobes.

BEDROOM 2: (11'7" x 7'4")

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

BATHROOM: (7'7" x 7'2")

Smooth plaster ceiling, extractor fan, part tiles walls, panel enclosed bath with shower above, low level WC, pedestal wash hand basin.

OUTSIDE:

Allocated parking space for one car with well maintained 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.

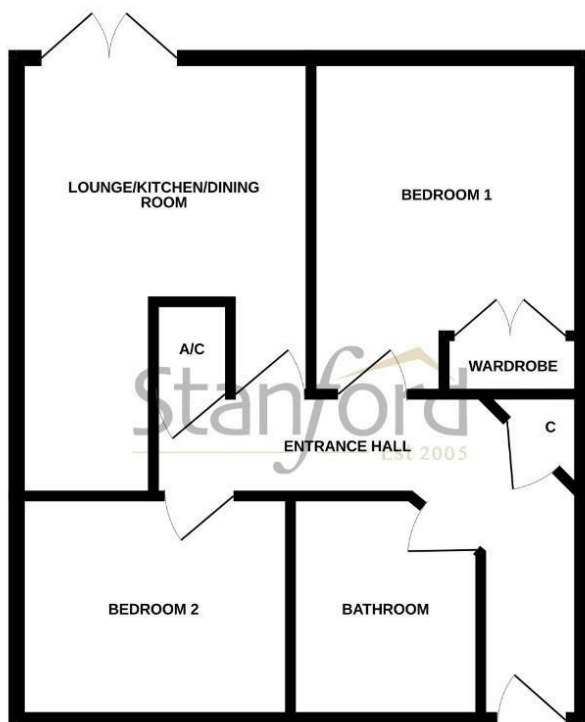
Years Remaining On The Lease: 83 Years

Ground Rent & Service Charge: £2,492.16 Per Annum

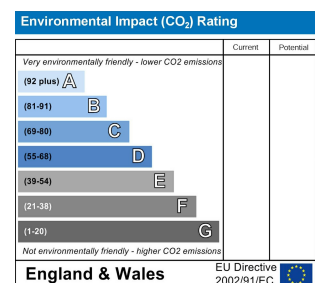
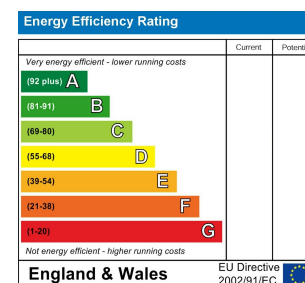
OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with floorplan CC&A.



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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 quotation are available on

