



Flat 14 Emperor House 42 Hawkeswood Road, Bitterne Manor, Southampton, SO18 1QB

Asking Price £230,000

Stanford Estate Agents are delighted to offer for sale this immaculate, two bedroom, second floor apartment, ideally situated in this highly sought after location. This fantastic property offers two good sized bedrooms, en-suite shower room to the master bedroom, a modern and stylish 20ft kitchen/dining room and a balcony with stunning water views. Benefits include double glazed windows, allocated parking and a good length lease. This property would make a perfect first time buy and internal viewings are strongly recommended to avoid disappointment.

Entrance Hall:
Access to all rooms, two storage cupboards, smooth ceilings, radiator, wood effect vinyl flooring.

sitting Room: (13'2" x 10'2")
Bright and airy with double doors leading to balcony, smooth ceilings, wood flooring.

Balcony:
Decked with glass panelling and fantastic water views.

Kitchen/Dining Room: (20'9" x 7'3")
Modern and stylish range of wall and base units, built in oven, built in hob with extractor over, integral fridge/freezer, space for appliances, smooth ceilings and wood effect vinyl flooring.

Master Bedroom: (17'3" x 10'1") (max)
Double glazed window to the rear aspect, smooth ceiling, fitted carpet, door to:

En Suite: (6'8 x 6'7)
Walk in shower cubicle, low level WC, wash hand basin with cupboards below, smooth ceiling, extractor fan.

Bedroom Two: (13'4" x 10'1)
Double glazed window to rear aspect, space for wardrobes, smooth ceiling, fitted carpet.

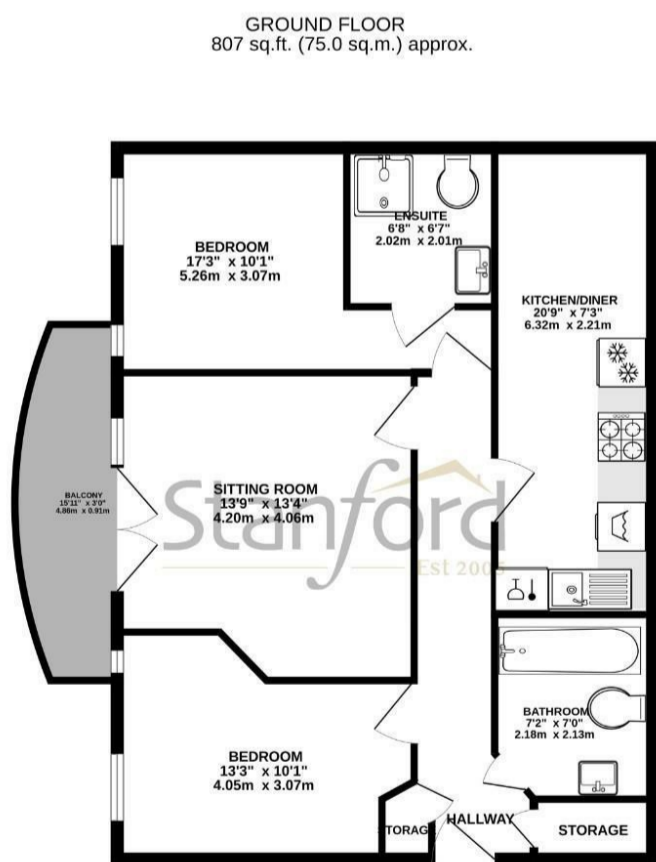
Bathroom: (7'2" x 7'0)
Modern suite comprising panel enclosed bath with shower over, wash hand basin, low level WC, heated towel rail, smooth ceiling, extractor fan.

External:
Allocated Parking Space
Communal Bin Store
Bike Storage

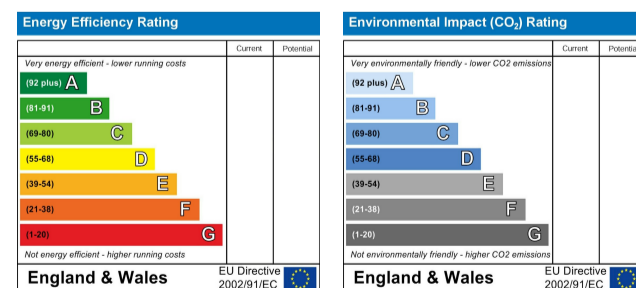
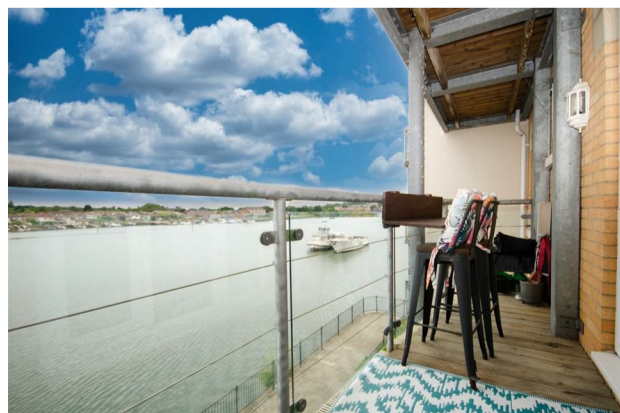
****The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase****

Lease Remaining: 151 Years
Service Charge: £2,000 p/a
Ground Rent: £150 p/a

Other Information:
Local Council: Southampton City Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Viewing: By Appointment



TOTAL FLOOR AREA: 807 sq.ft. (75.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of drains, radiators, doors 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 request. All loans secured on property life assurance is usually required. This can be emailed on request

