



39 Bamber Close, West End, SO30 3HW

Asking Price £240,000

Stanford Estate Agents are delighted to present this impressive and spacious two bedroom 2nd floor apartment in West End. The property is immaculate throughout and boasts two double bedrooms, gas central heating, utility room, communal garden and off road parking. An internal viewing is highly recommended.

ENTRANCE HALL:

Smooth plaster ceiling, telephone intercom entry system, radiator, built in storage cupboard.

COUNCIL TAX BAND: C

VIEWING: By Appointment

OPEN PLAN LOUNGE/KITCHEN/DINING ROOM: (23'7" x 11'7")

Smooth plaster ceiling, two radiators, double glazed window to rear aspect, double glazed French style doors to front aspect with Juliet balcony, a range of wall mounted and base level units with rolled edge work surfaces, stainless steel sink and drainer with mixer tap above, built in fridge/freezer, built in gas hob and electric oven with extractor hood above.

UTILITY ROOM: (5'0" x 4'11")

Smooth plaster ceiling, rolled edge work surface, built in washing machine, extractor fan.

BEDROOM ONE: (14'5" x 13'10")

Smooth plaster ceiling, two double glazed windows to front aspect, radiator, fitted carpet.

BEDROOM TWO: (15'0" x 11'2")

Smooth plaster ceiling, two double glazed windows to front aspect, radiator, fitted carpet.

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

Smooth plaster ceiling, obscure double glazed window to rear aspect, heated towel rail, part tiled walls, shaver point, suite comprising panel enclosed bath with shower above, low level WC, wash hand basin, extractor fan.

OUTSIDE:

The property has the use of communal gardens along with access to the bike store & bin store. Flexible off road parking is provided with a car park that offers enough spaces to accommodate two cars per apartment along with additional visitor spaces.

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: 147 Years

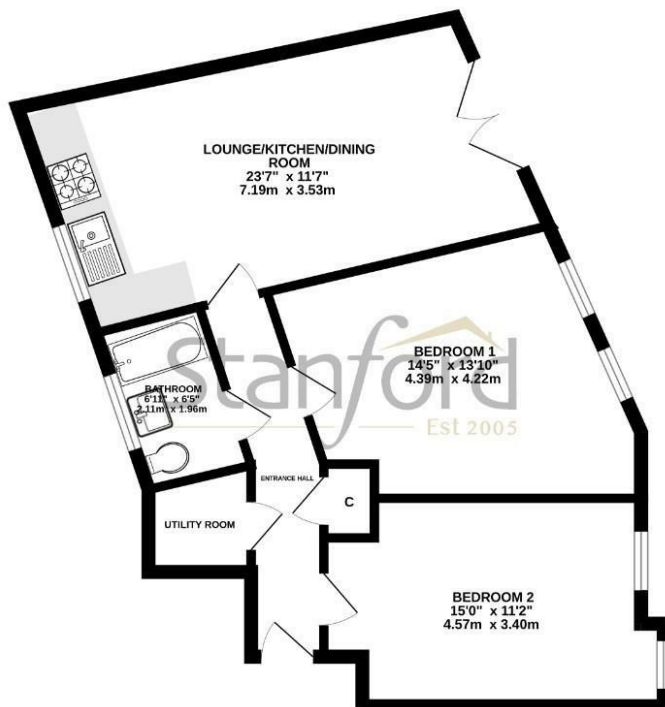
Ground Rent: £300 Per Annum

Service Charge: £1,000 Per Annum

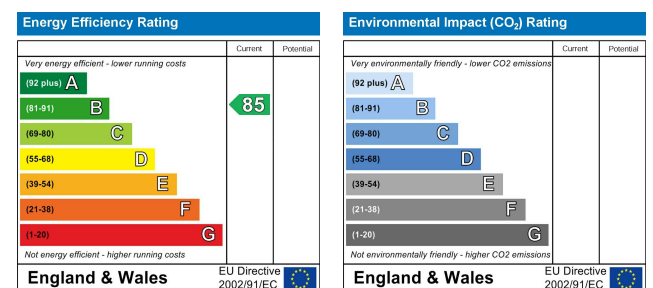
OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

742 sq.ft. (68.9 sq.m.) approx.



TOTAL FLOOR AREA: 742 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, rooms and any other items are approximate and it is responsibility to take the size, construction or measurement. 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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