



4 Bowden Lane - £150,000

Stanford
Est 2005



Flat 9 Bowden House 4 Bowden Lane, Southampton, SO17 1TD

Offers In Excess Of

£150,000

Stanford Estate Agents are delighted to offer for sale this lovely top floor flat, perfectly situated in this highly sought after area. Ideally situated close to local schools, shops and amenities. This spacious property offers one double bedroom, a modern fitted kitchen and bathroom and a 17ft bright and airy living room with Juliet balcony. Benefits include a good length lease and allocated parking. This fantastic property would make a perfect first time buy and must be viewed to avoid disappointment.

Entrance Hall:

Large storage cupboard, double radiator, doors to other rooms

Living Room: (17'4" x 13'6")

Coved ceiling, double radiator, double glazed doors and Juliet balcony to front aspect, bright and airy space, open plan to kitchen.

Kitchen:

Range of modern wall and base level units with rolled edge worksurfaces, stainless steel sink and drainer, gas hob and electric oven with extractor over space and plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window to rear aspect, wall mounted boiler.

Bedroom; (12'11" x 12'10")

Double glazed window to front aspect, double radiator, space for wardrobes.

Bathroom:

Suite comprising panel enclosed bath with shower over, low level WC, pedestal hand wash basin, part tiled walls, radiator.

Front/Parking:

Allocated off road parking

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

Service Charge £1750 Per Annum

Ground Rent £150 Per Annum

Lease Remaining 110 years

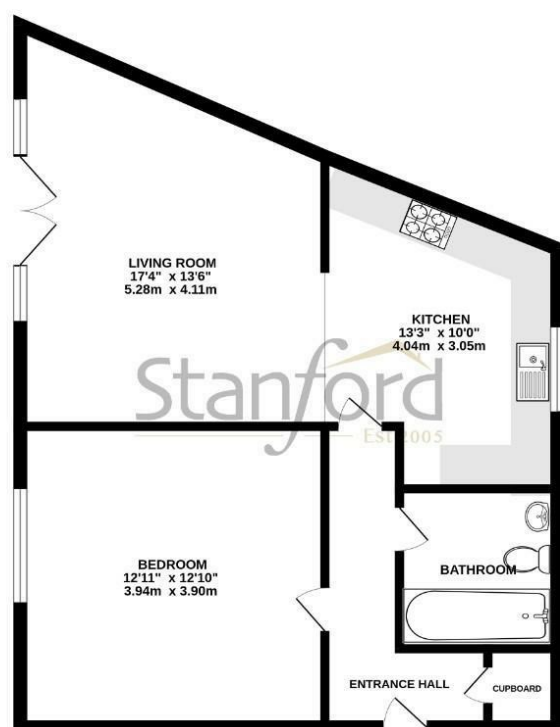
Other Information:

Local Council: Southampton City Council

Council Tax Band: A

Sellers Position: Looking To Purchase A Property

GROUND FLOOR
570 sq.ft. (52.9 sq.m.) approx.

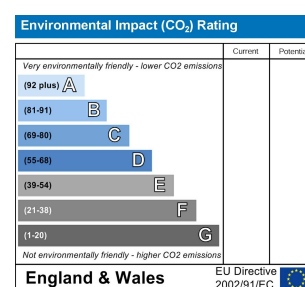
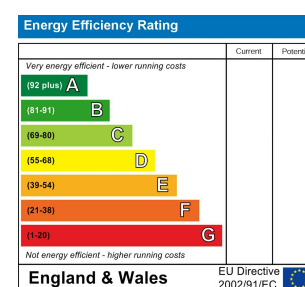


TOTAL FLOOR AREA: 570 sq.ft. (52.9 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plans, elevations, sections and any other items are approximate and the responsibility is taken for any errors, omissions or misstatements. This 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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