



Stanford Estate Agents are delighted to offer this well presented first floor maisonette, offer with no forward chain. This fantastic property boasts 13ft bedroom, modern kitchen and bathrooms and a private garden. An internal viewing is highly recommended.

Directions

Entrance Hall:
Smooth plaster ceiling, radiator, carpet flooring and stairs leading to first floor.

Landing:
Smooth plaster ceiling, double glazed window to side aspect, radiator, carpet flooring.

Sitting Room: (12'8" x 11'1")
Smooth plaster ceiling, double glazed window to front aspect, radiator, carpet flooring.

Kitchen: (10'1" x 7'2")
Smooth plaster ceiling, range a wall and base units with space and plumbing for washing machine and fridge freezer, sink and drainer, double glazed window to rear aspect, radiator.

Bedroom: (12'8" x 10'3")
Smooth plaster ceiling, double glazed window to rear aspect, radiator, carpet flooring and loft access.

Bathroom: (7'10" x 5'5")
Smooth plaster ceiling, panel enclosed bath, low level WC and hand wash basin, obscure double glazed window to front aspect, radiator, extractor fan.

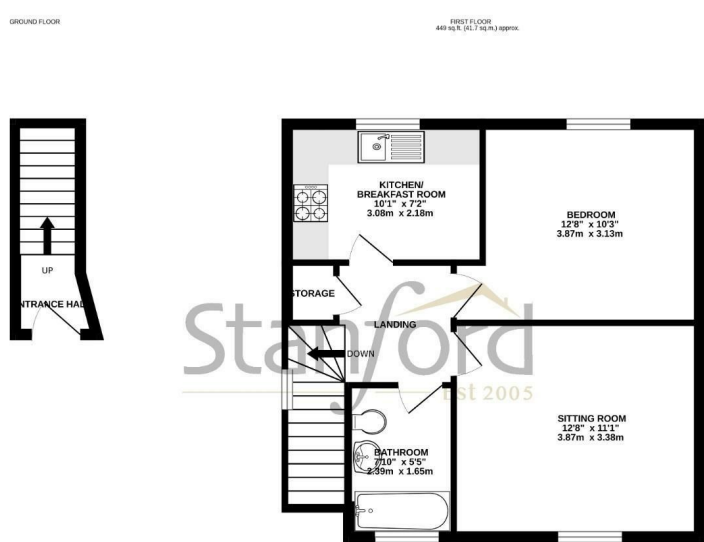
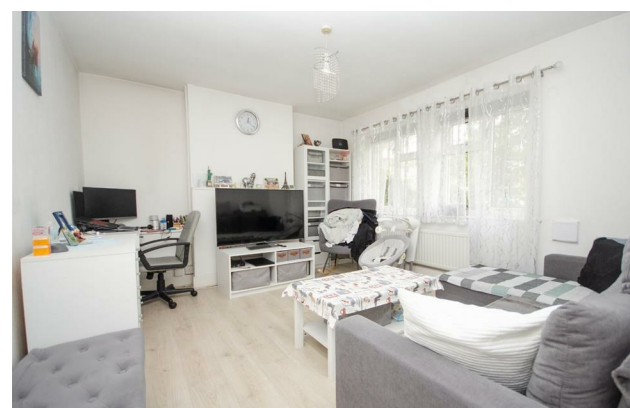
Front Garden:
Footpath to front door with shrub borders.

Rear Garden:
Mainly laid to lawn, decking providing small seating area, storage shed, fence borders.

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

Lease: 96 years remaining
Ground Rent & Service charge: £272.00 per annum

OTHER INFORMATION:
LOCAL COUNCIL: Southampton City Council
COUNCIL TAX BAND: A
SELLERS POSITION: No Forward Chain



TOTAL FLOOR AREA: 487 sq ft (45.3 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, 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 on such by any prospective purchaser. The services, fixtures and appliances shown here are not intended to be guaranteed. All dimensions are given to the face of the wall.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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.