

Stanford Estate Agents are delighted to present this impressive and spacious two bedroom ground floor maisonette situated in a requested location in West End. This fantastic property is immaculate throughout and boasts a 27ft kitchen/living space, two double bedrooms and with high ceilings throughout making it very light and airy. An internal viewing is highly recommended.

Directions

Entrance Hall:
Smooth plaster ceiling, double glazed window to side aspect.

Kitchen/Living Space: (26'7" x 13'2") max
Smooth plaster ceiling, three double glazed windows to side aspect and one to the front aspect, three radiators, fitted with a range of modern wall and base level units with contrasting worksurfaces, inset sink and drainer with mixer tap over, integrated appliances comprising of a fridge/freezer, dishwasher and four-ring gas hob with extractor over, tiling to principal areas.

Laundry Room:
Smooth plaster ceiling, space and plumbing for a washing machine, extractor fan.

Master Bedroom: (13'10" x 12'8")
Smooth plaster ceiling, radiator, three double glazed windows to side and rear aspect.

Bedroom Two: (9'7" x 9'7")
Smooth plaster ceiling, radiator, double glazed window to side aspect with built-in wardrobes.

Bathroom: (8'9" x 6'5")
Smooth plaster ceiling, stylish four-piece bathroom suite comprising; panel enclosed bath, step in shower enclosure, low level WC and hand wash basin, obscure double glazed window to the side aspect, heated towel radiator and extractor fan.

Externally:
Beautiful communal grounds to the front of the property with ample residents' parking to the rear.

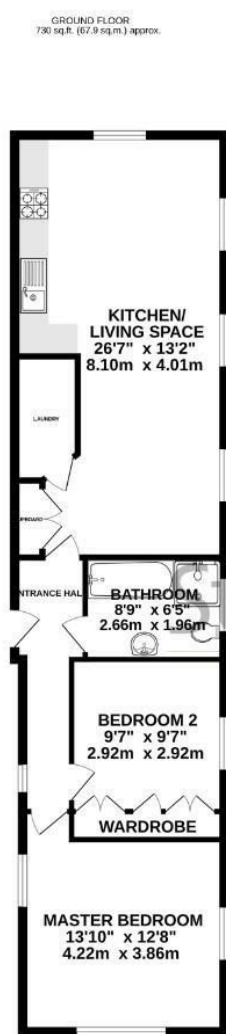
The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Leasehold information:
Lease Of Length Remaining: 146 years
Ground Rent: £250 per annum
Service Charge: £671 per annum

Other Information:
Local council: Eastleigh Borough Council
Council Tax Band: C
Sellers Position: Looking To Purchase A Property
Viewing: By Appointment Only

West End is a parish in Hampshire in the borough of Eastleigh, some five miles east of the city of Southampton. The village of West End is small and generally classed as an area in the outer suburbs or rural urban fringe of the borough of Eastleigh because of the surrounding woodland and countryside, including Telegraph Woods and Itchen Valley Country Park.

The village is known for being home of the Utilita Bowl, the stadium where Hampshire County Cricket Club plays, and occasionally England. Aside from a number of listed houses, the other landmarks of the parish are Moorgreen Hospital, a large, ornate Victorian building, the original St James School, built in 1901, on the high street, and West End Fire Station, a museum in the centre of the village. The village offers a host of shops, a chemist, local supermarket, doctors surgery, dentists and is minutes drive to Hedge End and M27 motorway links.



TOTAL FLOOR AREA: 730 sq.ft. (67.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
76	76		

Energy Efficiency Rating: Very energy efficient - lower running costs. Current: 76, Potential: 76.

Environmental Impact (CO₂) Rating: Very environmentally friendly - lower CO₂ emissions. Current: A, Potential: A.

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.