



Bamber Close - £230,000





# 35 Bamber Close, West End, Southampton, SO30 3HW

Offers In Excess Of

£220,000

Stanford Estate Agents are delighted to present this impressive and spacious two bedroom first 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 system, radiator, built in storage cupboard.

## 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 contrasting work surfaces, stainless steel sink and drainer with mixer tap above, built in fridge/freezer, built in gas hob & electric oven with extractor hood above.

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

Smooth plaster ceiling, rolled work surface, extractor fan.

## BEDROOM 1: (14'5" x 13'10")

Smooth plaster ceiling, two double glazed windows to front aspect, radiator, carpeted flooring.

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

Smooth plaster ceiling, two double glazed windows to front aspect, radiator, carpeted flooring.

## 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 has 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: £1,750 Per Annum

## OTHER INFORMATION:

LOCAL COUNCIL: Eastleigh Borough Council

COUNCIL TAX BAND: C

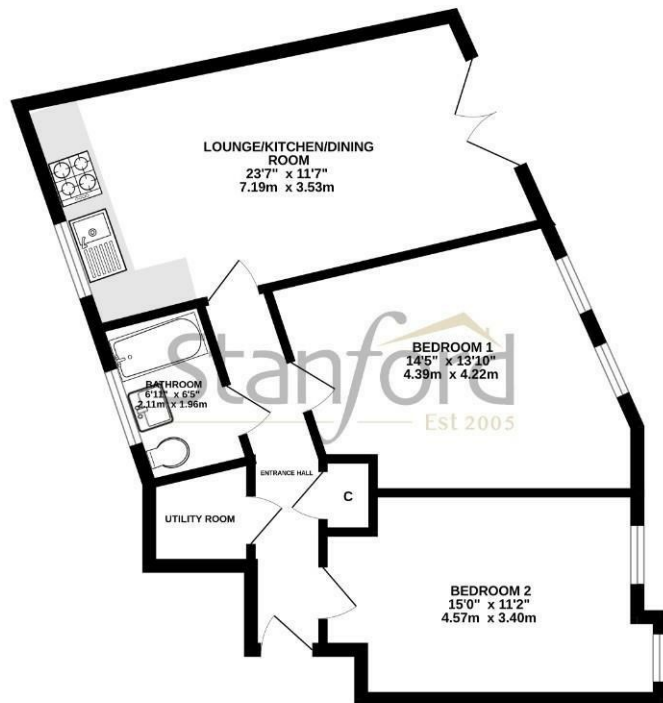
SELLERS POSITION: Looking to purchase a property locally

## Local Information:

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.

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



TOTAL FLOOR AREA: 742 sq ft. (68.9 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is the published prospectus only and should be read in conjunction with the prospectus. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency at the time of writing.  
Made with Metronix ©2024



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

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

Tel: 023 8202 9966

Email: [bitterne@stanfordestateagents.co.uk](mailto:bitterne@stanfordestateagents.co.uk)

Address: 394Bitterne Road, Bitterne, SO18 5RS



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

