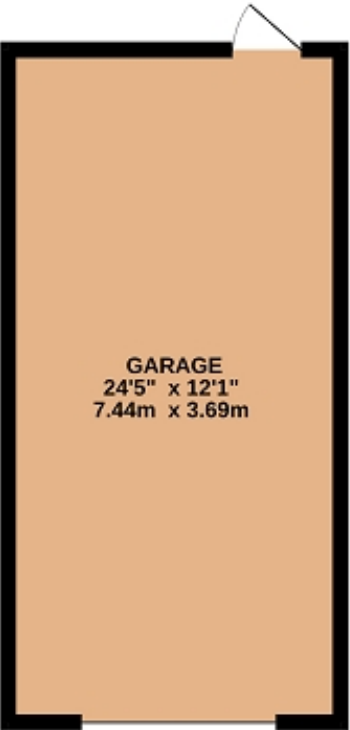
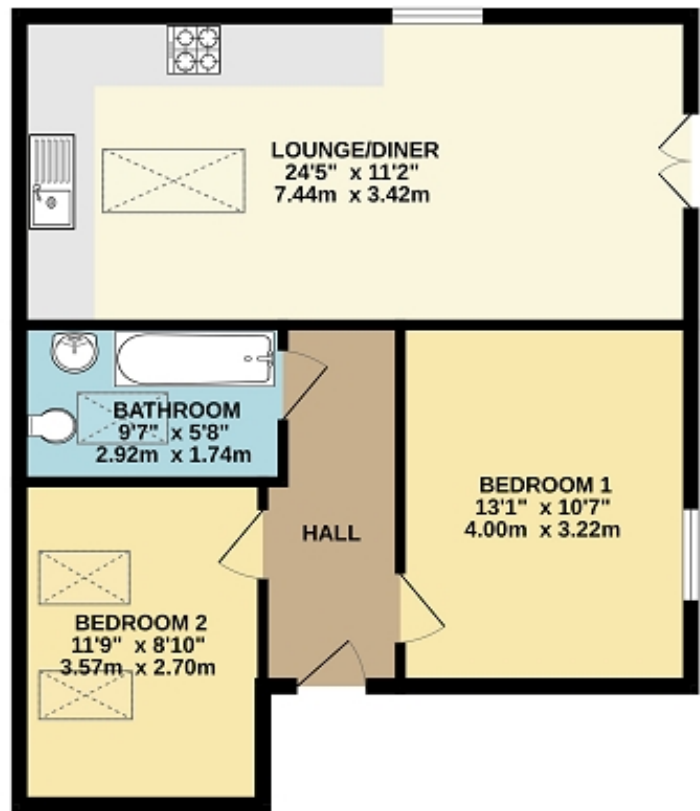


GROUND FLOOR
927 sq.ft. (86.1 sq.m.) approx.



TOTAL FLOOR AREA : 927 sq.ft. (86.1 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.
Made with Homestyler 5/2/20

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



ASKING PRICE
£265,000
Freehold
Bowers Drive, Bursledon SO31 8LZ

Warsash Office: 01489 581 452
Bursledon Office: 02380 408 200



Bowers Drive, Bursledon, SO31 8LZ
2 Beds - 1 Baths

Welcome to this two bedroom, coach house apartment with a garage and driveway parking. Situated just a short distance from local amenities.

FEATURES

- Two bedroom, B rated energy efficient home
- Modern kitchen with integrated appliances
- Generous lounge/dining room with Juliet balcony
- Secure entry intercom
- Private, enclosed garden
- Off road parking with a driveway and single garage
- Close proximity to local amenities



BRAMBLES ESTATE AGENTS
5 Brook Lane, Warsash
Southampton, Hampshire
SO31 9FH

MAYFAIR OFFICE
15 Thayer Street
London
W1U 3JT

BRAMBLES ESTATE AGENTS
Portsmouth Road, Lowford
Bursledon, Hampshire
SO31 8EQ

Email: enquiries@brambles-estateagents.com
brambles-estateagents.com
Bursledon | Warsash | Mayfair



This well presented two bedroom apartment is conveniently located on a new development in Bursledon, ideal for the commute into Southampton, be it by public transport or car. There is very easy access to the M27 leading to Southampton Parkway Railway Station and Southampton Airport. Ideally situated for the local shops, including the large Tesco Superstore but also close to fantastic woodland walks and the nearby River Hamble.

This property boasts bright living accommodation throughout and features two generous double bedrooms plus a spacious open plan lounge/diner with Juliet balcony. The modern fitted kitchen comes equipped with integrated appliances. Outside you can enjoy an enclosed courtyard garden, accessed via the single garage. In addition, you benefit from a driveway offering off-road parking for one car.



Lounge/Diner (11' 3" x 24' 5") or (3.42m x 7.44m)

Open plan lounge / diner. Wooden panelled door with chrome fittings. Double glazed window to side. Velux skylight to rear. Double glazed French doors lead to Juliet balcony to front. Moulded skirting boards. Two radiators with independent thermostat. Full range of matching wall and base units. Integrated electric oven with four point gas burner hob and extractor hood above. Stainless steel splash back. Integrated dishwasher and fridge freezer. Ample work surfaces. Sink and half with drainer and chrome mixer tap. Wall unit housing the combi boiler.

Garage (24' 5" x 12' 1") or (7.44m x 3.69m)

Single garage. Up and over door. Power. Composite door leads to garden.

Garden

Courtyard garden. Laid to patio. Fully fenced.

Other

Eastleigh Borough Council Tax Band B £1635.27 2024/25 charges.
Service charge approximately £250 per year
Vendors position: Need to find



Entrance

Communal entrance shared with one other apartment. Secure entry intercom. Carpeted staircase rising up to apartment on the first floor.

Hall (13' 1" x 5' 0") or (4.0m x 1.52m)

Composite front door with chrome fittings. Laminate flooring. Moulded skirting boards. Secure entry intercom. RCD breaker switches. Loft access. Radiator with independent thermostat. Doorways leading to all rooms.

Bedroom One (13' 1" x 10' 7") or (4.0m x 3.22m)

Wooden panelled door with chrome fittings. Double glazed window to front. Laminate flooring. Moulded skirting boards. Radiator with independent thermostat.

Bedroom Two (11' 9" x 8' 10") or (3.57m x 2.70m)

Wooden panelled door with chrome fittings. Two skylights to rear with fitted blinds. Laminate flooring. Moulded skirting boards.

Bathroom (5' 9" x 9' 7") or (1.74m x 2.92m)

Wooden panelled door with chrome fittings. Skylight to rear. Tiled floor. Half tiled walls. White panel bath with chrome taps, glass shower screen and wall mounted shower above. Low level WC with cistern. White pedestal was basin with chrome taps. Extractor fan. Chrome ladder style heated towel rail.



Brambles Estate Agents Ltd have not checked the suitability, specifications or working conditions of any services, appliances or equipment. The enforceability and validity of any guarantee cannot be confirmed by the Agent even though documents may exist. It should not be assumed that any fittings or furnishings photographed are included in the sale unless specified; nor that the property remains as shown in the photograph.