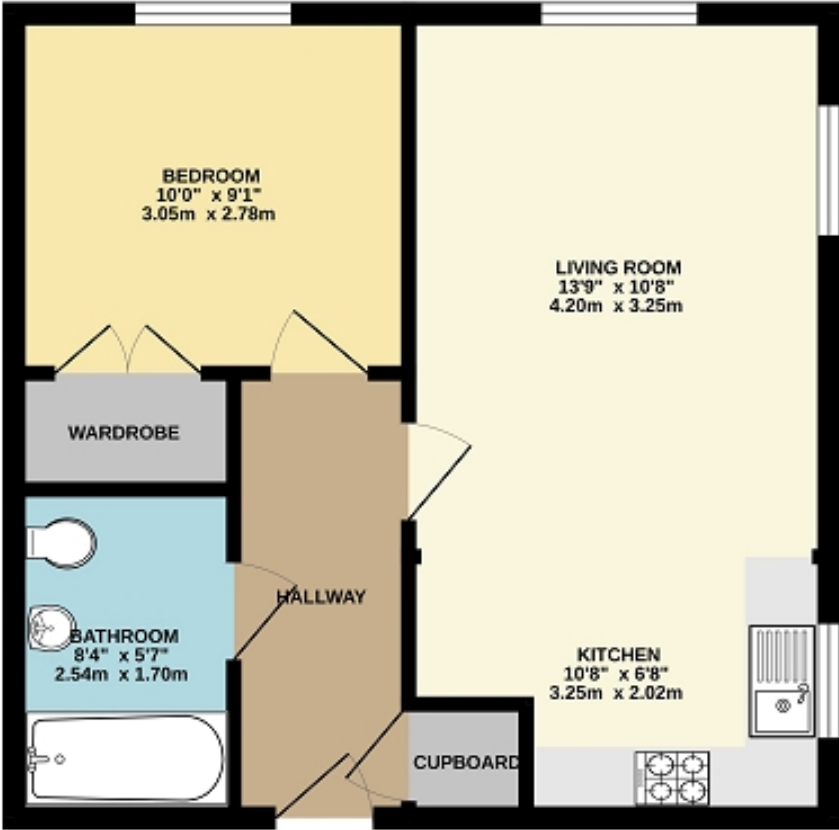


GROUND FLOOR  
422 sq.ft. (39.2 sq.m.) approx.



TOTAL FLOOR AREA : 422 sq.ft. (39.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for guidance 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 Metrix 12/25

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	78
(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		
EU Directive 2002/91/EC		
England, Scotland & Wales		

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

**£140,000**

Leasehold

**Pound Road, Bursledon, SO31 8JS**

**Warsash Office: 01489 581 452**

**Bursledon Office: 02380 408 200**



**Pound Road, Bursledon, SO31 8JS**

**1 Beds - 1 Baths**

Brambles are delighted to market this one-bedroom ground floor flat in Bursledon, conveniently located close to local amenities and excellent transport links.

### FEATURES

- Ground floor apartment with secure entry intercom
- Open plan kitchen / living room with some integrated appliances
- Ample storage solutions plus outdoor communal store
- One allocated parking space plus visitor bay
- Gas central heating and double glazed throughout
- Sought after location Bursledon conveniently situated close to local amenities
- No onward chain



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SO31 9FH

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**[brambles-estateagents.com](http://brambles-estateagents.com)**

**Bursledon | Warsash | Mayfair**





This pleasant ground floor apartment is conveniently situated just a stones throw from local amenities including Tesco superstore, as well as The Plough Inn which is just a couple of minutes on foot. The area is served by excellent public transport links into Southampton and the M27 motorway is only just over a mile away.

Outside you benefit from one allocated parking space plus a visitor bay. In addition, you have access to an outdoor communal store. The the communal entrance and corridors are well maintained and well lit, with a secure entry intercom system. The entrance to the apartment is located on the ground floor. The apartment is bright and airy throughout and boasts a dual aspect, open plan kitchen / living room with some integrated appliances. The modern bathroom is well appointed with a shower over the bath. Adding to the appeal, there is plenty of storage on offer including a cupboard in the hallway plus double fitted wardrobes to the bedroom.



**Living Room (13' 9" x 10' 8") or (4.20m x 3.25m)**

Wooden panelled door with brass fittings. Double glazed window to front and side. Carpet. Moulded skirting boards. Two radiators.

**Kitchen (6' 8" x 10' 8") or (2.02m x 3.25m)**

Double glazed windows to side. Laminate flooring. Full range of matching wall and base units. Ample work surfaces. Tiled surrounds. Stainless steel sink and drainer with chrome mixer tap. Space and plumbing for washing machine. Integrated electric oven and four point gas burner hob. Space and plumbing for fridge freezer.

**Other**

Eastleigh Borough Council Tax Band B £1721.44 2025/26 charges.  
80 Years remaining on lease.  
Service charge £155.30 per month.  
Ground rent £12.50 per month.  
Vendors position: No onward chain



**Outside**

One allocated parking space plus visitor bay. Communal outdoor store.

**Communal Entrance**

Carpeted, well lit hallways. Secure entry intercom. Entrance to flat on ground floor.

**Hallway (11' 3" x 4' 5") or (3.44m x 1.35m)**

Wooden front door. Carpet. Moulded skirting boards. Radiator. Secure entry intercom. Doorways leading off to all rooms. Storage cupboard housing the boiler, RCD breaker switches and electric meter. Radiator.

**Bathroom (8' 4" x 5' 7") or (2.54m x 1.70m)**

Wooden panelled door with brass fittings. Laminate floor. Moulded skirting boards. White panel bath with electric shower above. Tiled surrounds. White pedestal hand wash basin. Low level WC with cistern. Radiator. Extractor fan.

**Bedroom (9' 1" x 10' 0") or (2.78m x 3.05m)**

Wooden panelled door with brass fittings. Double glazed window to front. Carpet. Moulded skirting boards. Radiator. Double fitted wardrobe.



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.