



BRITISH PROPERTY AWARDS

2017, 2018, 2019,
2021, 2023 & 2024

★ ★ ★ ★ ★

GOLD WINNER

ESTATE AGENT
IN TOTTON



8 COWLEY CLOSE

| MILLBROOK | SOUTHAMPTON |
| SO16 9WD |

PRICE GUIDE: £130,000

Hamwic Independent Estate Agents are pleased to present this spacious 1-bedroom top floor flat, ideally positioned on the 2nd floor of a well-maintained three-storey block. The property offers a generous double bedroom, separate lounge and kitchen and a fitted bathroom. Benefits include double glazed windows, loft access for additional storage, and a private residents' car park. Offered with no forward chain, this is a fantastic opportunity for first-time buyers looking to step onto the property ladder in a well-connected and convenient location.

| **DOUBLE BEDROOM** | **SEPARATE LOUNGE**
| **& KITCHEN** | **CONTEMPORARY**
| **BATHROOM** | **TOP FLOOR WITH LOFT**
| **ACCESS** | **DOUBLE GLAZING** | **PRIVATE**
| **RESIDENTS' PARKING** | **IDEAL FOR FIRST-**
| **TIME BUYERS** | **CONVENIENT LOCATION** |
| **NO FORWARD CHAIN** |



FRONT; private residents car park, communal bin store and washing line facilities, communal gardens and entrance. Top floor (2nd floor) flat. Front door into;

ROOM; smooth ceiling, security entry intercom, storage cupboard housing water tank, fuse board, electric radiator, access to the loft (part boarded, ladder and light). Doors to;

LIVING ROOM; textured ceiling, double glazed window to the front and side aspects, electric radiator, carpet fitted and archway through into;

KITCHEN; textured ceiling, double glazed window to the front aspect. Work surfaces with units and drawers to the base level with further matching eye level units. Space for standing fridge/freezer, cooker and washing machine. Vinyl flooring.

BEDROOM; textured ceiling, double glazed window to the front aspect, built in wardrobes, carpet fitted and electric radiator.

BATHROOM; textured ceiling, tiled flooring, tiled walls, low level WC, wash basin, enclosed bath with shower attachment and curtain pole fitted above, part tiled walls and extractor fan.

Tenure: Leasehold – 125 years from 01/07/1988 (88years remaining)

Ground Rent: £40 p/a

Service Charge: £540 per 6 months

Council Tax Band: A – Southampton City Council

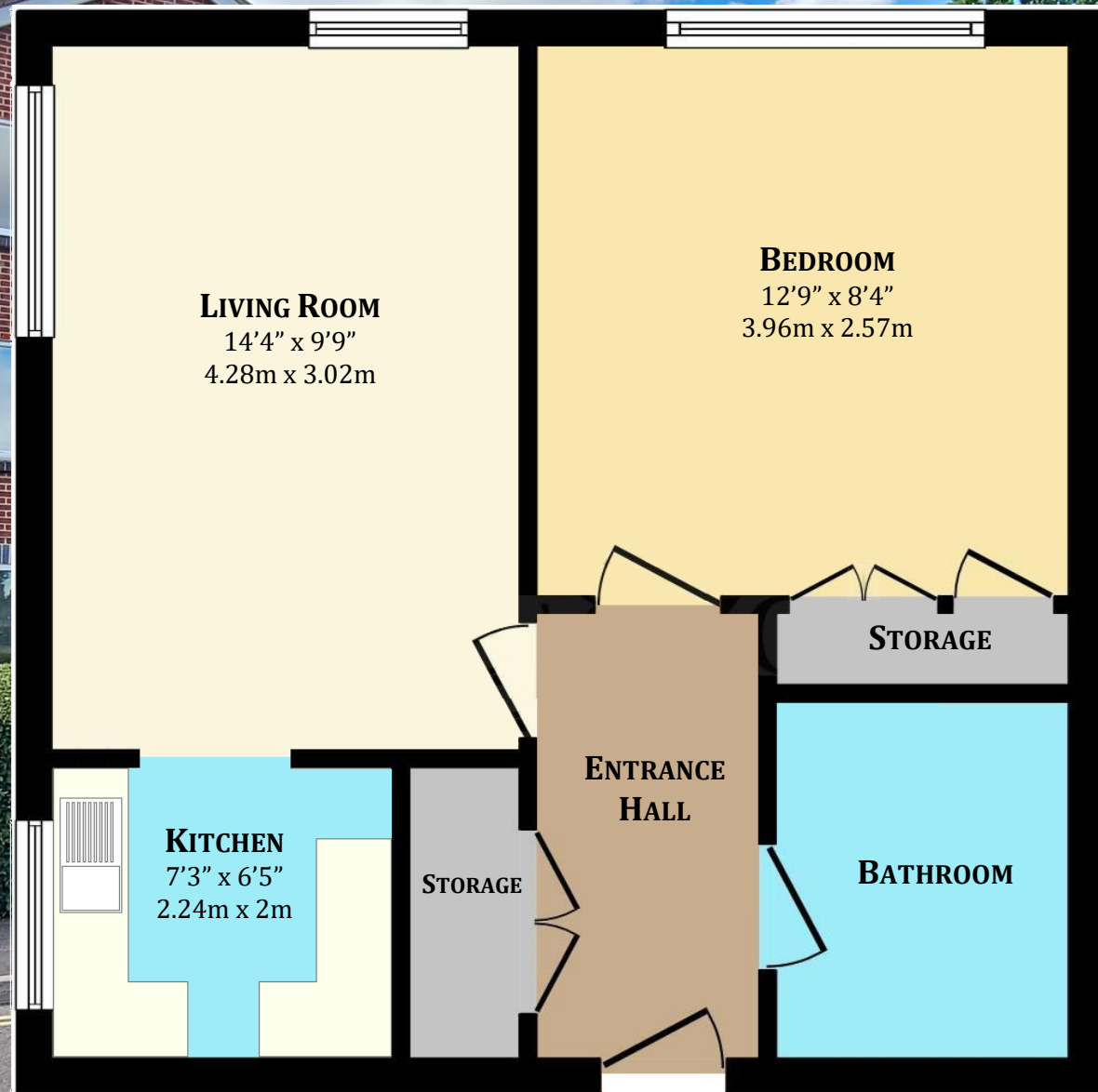
Mains Electricity, Water and Drainage

Heating: Electric Heating

Construction: Brick elevations under a tiled roof

Broadband – Ultra Fast broadband up to 1800 Mbps available. (Ofcom)





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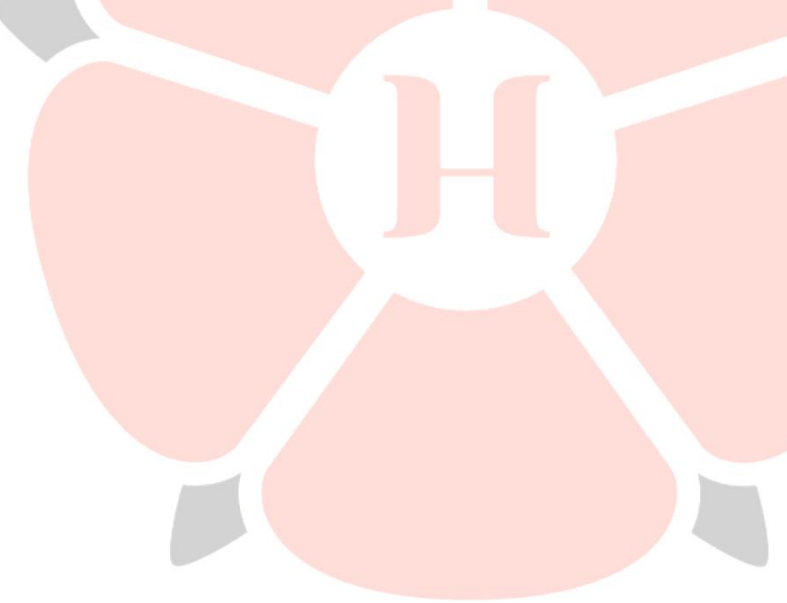
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EPC TO FOLLOW



VIEWING ARRANGEMENTS - BY APPOINTMENT ONLY

HAMWIC INDEPENDENT ESTATE AGENTS LTD | 3 – 4 SOUTH PARADE | SALISBURY ROAD | SOUTHAMPTON | SO40 3PY |

TEL NO: 02380 663999 | EMAIL: ENQUIRIES@HAMWICESTATEAGENTS.CO.UK

Money Laundering Regulations: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

General: 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 the position for you, especially if you are contemplating travelling some distance to view the property.

Measurements: These approximate room sizes are only intended as a general guidance. You must verify the dimensions carefully before ordering carpets or any built-in-furniture.

Services: Please note 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 reports before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representation 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 Hamwic Independent Estate Agents Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.