



Flat 9 Rosemary Court Shales Road, Bitterne, SO18 6TA

In Excess of £100,000

WHITE & GUARD

Flat 9 Rosemary Court Shales Road

Bitterne, Southampton

INTRODUCTION

Ideal for the over 55's, this one bedroom first floor apartment is conveniently situated in the heart of Bitterne Village. Accommodation briefly comprises an entrance hall with storage cupboard, a modern kitchen, a spacious lounge/diner, one double bedroom and a bathroom. Additional benefits include direct access to the well-maintained communal gardens, a shared car park and a secure entry system.

LOCATION

Conveniently located within walking distance of Bitterne's village centre, which has a good range of shops, amenities and good bus links. Within easy reach of Southampton City Centre, with its broad range of shops including WestQuay Shopping Centre, restaurants, amenities and mainline railway station. Southampton Airport being around twenty minutes away. All main motorway access routes are also close by via M27 links east and westbound, including M3 to M25 and A3 via Guildford to London.

AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 965 years remaining on the lease (999 years from 1989). £Nil Ground Rent per annum - resident's jointly own the freehold/£866.24 Service Charge per annum with review date Jan/Feb each year. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Tenure - Leasehold
- Southampton City Council - Band A
- EPC - Grade D





INSIDE

The property is approached via a communal entrance with a secure entry system and stairs to the first floor. The front door to Flat 2 opens into a welcoming entrance hall.

The hallway is laid to carpeted flooring and has an electric storage heater to one wall, with a built-in storage cupboard and access to all principal rooms.

The spacious lounge/diner has double glazed windows overlooking the communal gardens, is laid to carpeted flooring and has an electric storage heater to one wall.

The modern kitchen has a double glazed window overlooking the gardens and has been fitted with a matching range of wall and base units with cupboards and drawers under and complimentary worktops over. There is space for an electric oven, a washing machine and a fridge/freezer, with the room benefitting from lino flooring.

The double bedroom has double glazed windows to the rear aspect overlooking the front aspect, an electric storage heater to one wall and is laid to carpeted flooring, with two built-in wardrobes to one wall.

The bathroom has been fitted with a panel enclosed bath with overhead shower, a wash hand basin and WC, benefitting from a heated towel rail to one wall, tiling to walls and lino flooring.

OUTSIDE

The property offers well-maintained communal gardens and a shared car park which operates on a first come first serve basis.

There are also multiple seating areas and a communal bin store.



SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by white & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



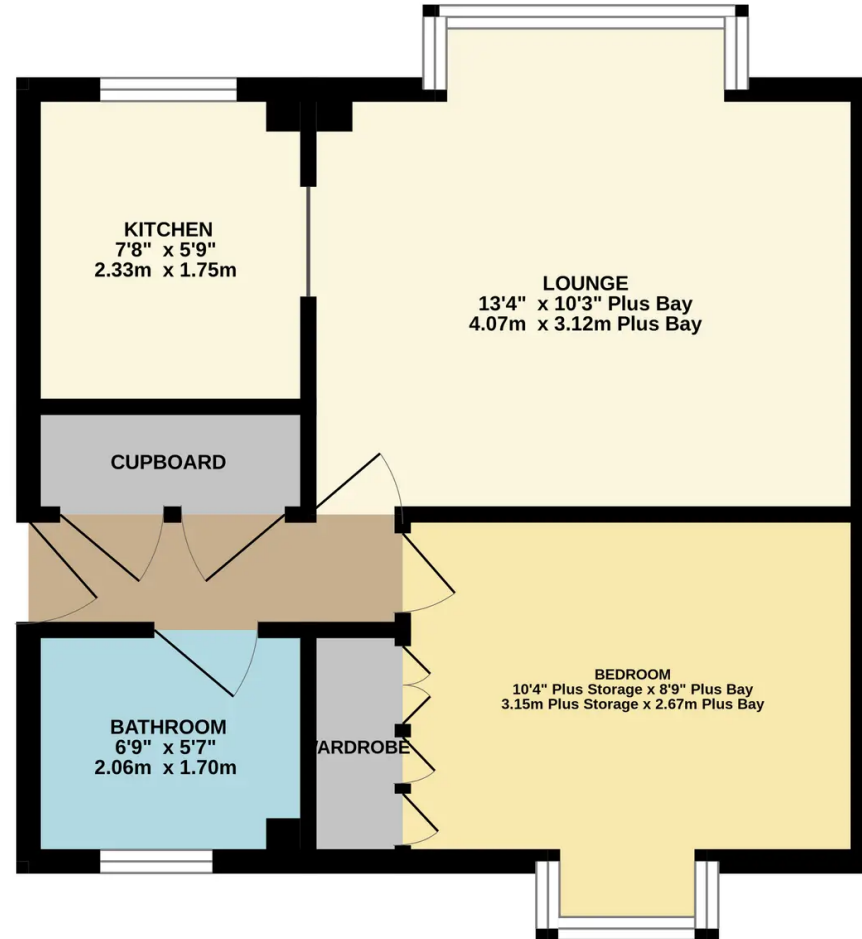
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 391 sq.ft. (36.3 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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