



Flat 3 Kenneth Court, 88 Bullar Road, Bitterne Park, SO18 1GU

In Excess of £140,000

WHITE & GUARD

# Flat 3 Kenneth Court 88 Bullar Road

Bitterne Park, Southampton

## INTRODUCTION

This well-presented apartment is set in Bitterne Park. Accommodation briefly comprises a well-proportioned 17ft lounge/diner, a kitchen which is open plan to the lounge/diner, a large double bedroom and a bathroom. Additional benefits include a communal mature rear garden, a communal bike shed and one allocated parking space, along with two visitor's spaces. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## LOCATION

Bitterne Park benefits from a local library and Bitterne Park Triangle - a focal point in the area which also has a number of local shops and amenities nearby. The property is also in close proximity to Riverside Park which runs along the edge of the River Itchen - good for walking, cycling and kayaking in the river itself. Southampton's city centre with its broad range of shops, bars, restaurants, cinemas, amenities and mainline railway station is within easy reach, along with Southampton Airport being around twenty minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

## AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 108 years remaining on the lease. (£175.00 Ground Rent - per annum - with review date Nov/Dec 2028/£75.00 Service Charge per month - with review date Nov annually, as advised by the vendor.

Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 108 Years Remaining
- Southampton City Council - Band A
- EPC - Grade C





## INSIDE

The communal entrance leads to a stairwell and up to the front door of the property which is located to the rear. The front door opens directly through to the hallway, is laid to carpeted flooring and has a large double doored storage cupboard and a radiator to one wall.

The bedroom is situated to the front of the property and has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall.

The bathroom is located off the hallway and is fitted with a panel enclosed bath with shower over, a matching wash hand basin, has a fitted mirror and a WC. There is complimentary tiling to the principal areas, a vanity unit to one wall and a radiator to another.

The 17ft lounge/diner is open plan to the kitchen and has double glazed windows, a double glazed door overlooking the Juliette balcony and is situated to the front of the property. The room is laid to carpeted flooring, has a radiator, a TV point and a large dining area.

The kitchen is laid to lino flooring, is fitted with a range of wall and base with a sink drainer, has a newly fitted fridge/freezer (which will be left depending on offer), a washer dryer (again will be left dependant on offer) and a new boiler which has just been serviced. The oven is integrated and has a gas hob with extractor over. The property has both gas and electric points.

## OUTSIDE

The property comes with a communal garden, a bike shed and one allocated parking space. The garden is to the rear, is wall enclosed and mainly laid to lawn.



## 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.



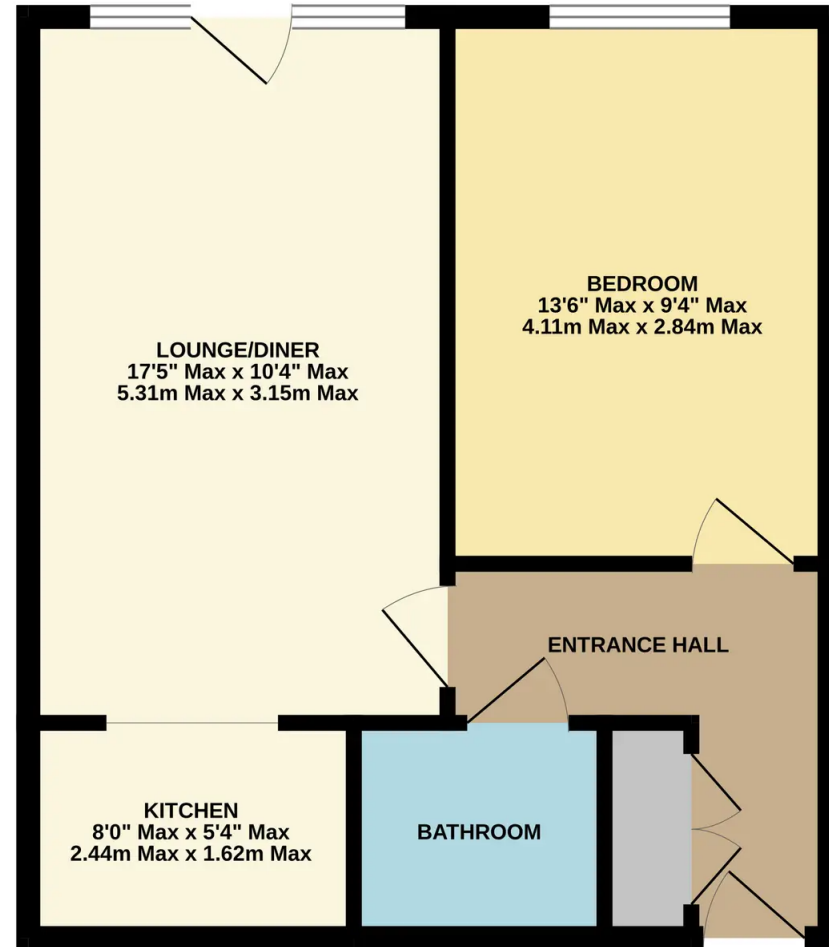
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## GROUND FLOOR



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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