



27 Montague Close, Sholing, Southampton, SO19 0QD

£150,000

WHITE & GUARD

27 Montague Close

Sholing, Southampton

INTRODUCTION

Situated on the first floor, this two bedroom flat has been finished to a high standard throughout. Available to investors only - as the property is currently tenanted. Accommodation briefly comprises an entrance hall, two bedrooms, a 14ft lounge/diner, a fitted kitchen and a fitted bathroom. Additional benefits include communal gardens, a courtyard garden and a brick-built storage shed.

LOCATION

The property benefits from being close to Bitterne with its thriving centre and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its array of bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is also around twenty minutes away. All main motorway access routes are also close by, including M27 east and west bound via M3 to M25 and via A3 to London.

AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 100 years remaining on the lease. (£ 10.00 Ground Rent per month - not expected to increase - as advised by the vendor/£35.00 Service Charge (including insurance) per month - not expected to increase - as advised by the vendor. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 110 years remaining
- Southampton City Council - Band A
- EPC - Grade C





INSIDE

A security entrance system provides access into the communal hallway with stairs leading to the first floor.

Access into No. 27 is via a UPVC double glazed front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, a loft hatch and access to all principal rooms.

The lounge has a double glazed window to the side aspect, is laid to laminate flooring and has a radiator to one wall.

Bedroom one has a double glazed window to the side aspect, is laid to laminate flooring and has a radiator to one wall.

Bedroom two has a double glazed window to the front aspect, is again laid to carpeted flooring, has radiator to one wall and a built-in storage cupboard.

The kitchen has a double glazed window to the front aspect, is laid to lino flooring, has a mixture of wall and base units with cupboards and drawers under, wooden worktops over and a stainless steel sink with mixer tap. There is space for a fold away breakfast table, with appliances including a washing machine, a dishwasher, a fridge/freezer and a cooker with extractor over.

OUTSIDE

Communal gardens wrap around the block.

To the rear of the block, is a communal courtyard with access to a brick-built storage shed.



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.



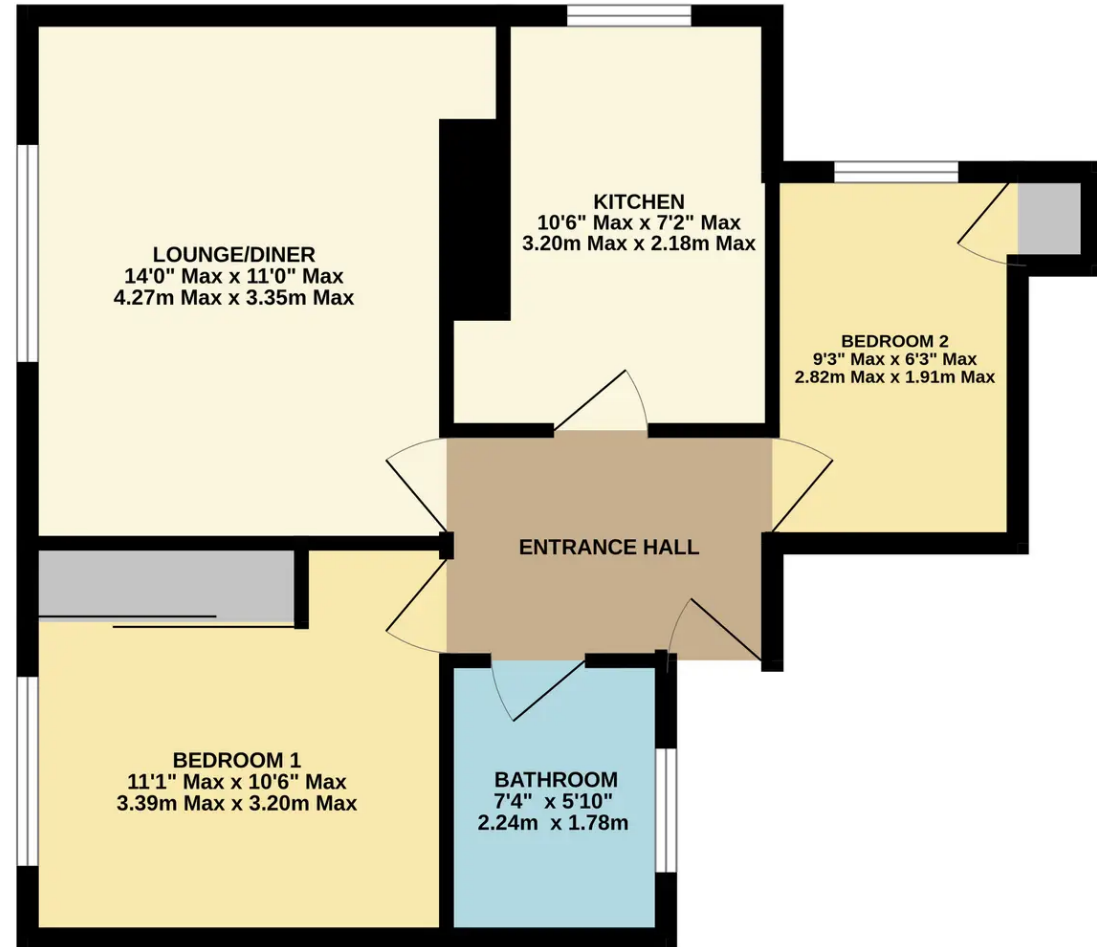
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR



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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