



Flat 1 Swan Court 46 Cobden Avenue, Bitterne, SO18 1FW

£200,000

WHITE & GUARD

# Flat 1 Swan Court, 46 Cobden Avenue

Bitterne, Southampton

## INTRODUCTION

Situated in the popular location of Bitterne Park, this well-proportioned two bedroom ground floor apartment comes with its own private entrance. Accommodation briefly comprises an entrance hall, a modern fitted bathroom, two double bedrooms and a 24ft open plan lounge/kitchen with dining area. Additional benefits include off road parking and 116 year lease.

## LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary, junior and senior schools and train station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, restaurants, cinemas, amenities and mainline railway station is within easy reach. Southampton Airport is around twenty minutes away and all main motorway access routes are also close by, including M27 links 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. 118 years remaining on the lease. (£250 Ground Rent per annum/ £2,000 approx. Service Charge per annum – with review date Dec annually – as advised by the vendor). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 116 years
- Southampton City Council - Band B
- EPC - Grade C





## INSIDE

This well-presented apartment is entered via the UPVC double glazed front door opening into the entrance hall. The hallway is laid to carpeted flooring, has a built-in storage cupboard and access to all principal rooms.

The modern fitted bathroom has an obscure double glazed window to the front aspect, is laid to lino flooring, has tiled walls and benefits from a heated towel rail. There is a panel enclosed bath with shower over, a wash hand basin and WC.

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

Bedroom two has two double glazed windows again to the rear aspect, is laid to carpeted flooring and has a radiator to one wall.

The 24ft open plan lounge/kitchen and dining area has a double glazed window to the front, side and rear aspects, is laid to carpeted flooring in the lounge and dining area, with lino flooring laid to the kitchen. There are two radiators to the living area. The kitchen itself has a range of wall and base units with cupboards and drawers under and roll top worktops, along with a stainless steel sink with mixer tap. Integrated appliances include a fridge/freezer, a washing machine and a dishwasher, as well as an oven and hob with extractor over.



## OUTSIDE

This property is offered with one allocated parking space.

## 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.



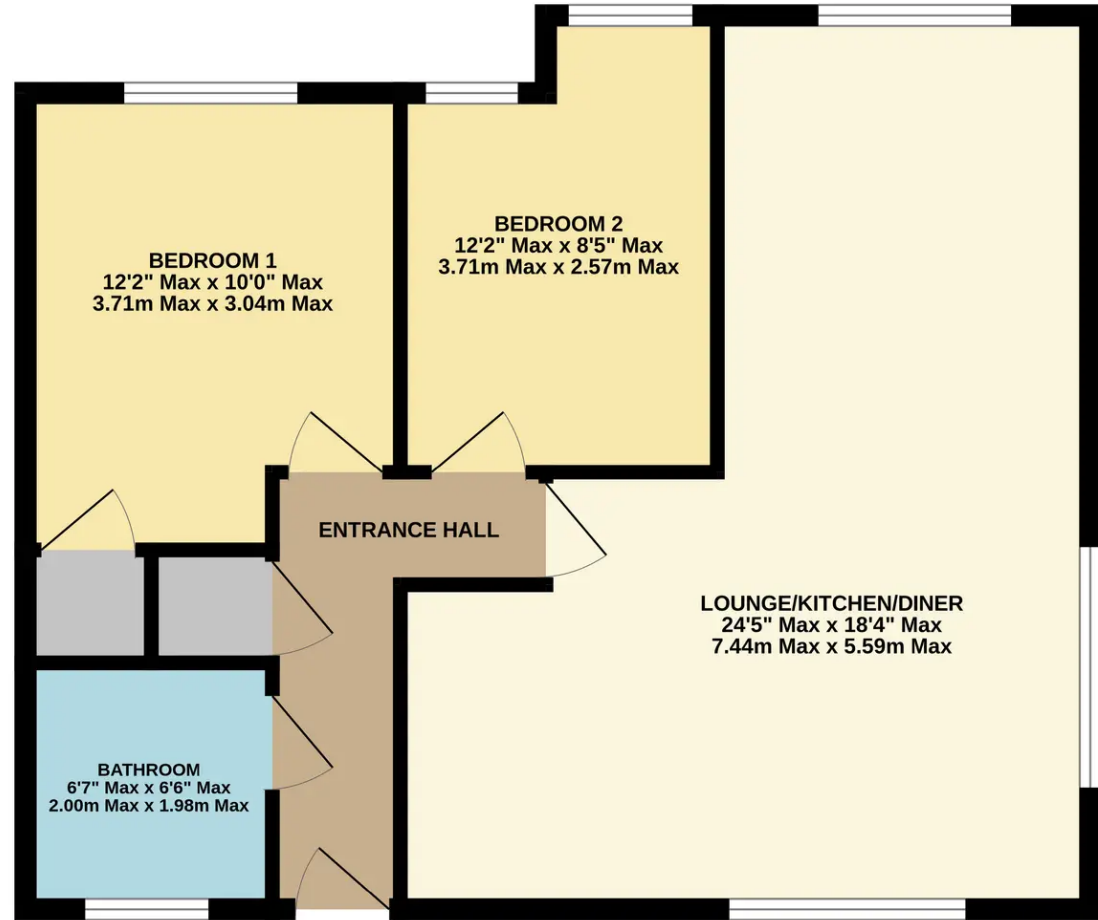
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## GROUND FLOOR



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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