



12 Middleton Close, Townhill Park, Southampton, SO18 2FP

£160,000

WHITE & GUARD

12 Middleton Close

Townhill Park, Southampton

INTRODUCTION

Offered with no forward chain, this two bedroom first floor flat is in excellent condition throughout having recently been fully modernised. Accommodation briefly comprises an entrance hall, a modern fitted kitchen, a spacious 15ft lounge/diner, two double bedroom and a modern fitted bathroom. Additional benefits include a communal garden to the front and a brick-built shed to the communal courtyard at the rear.

LOCATION

Townhill Park is close to Bitterne which 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. 131 years remaining on the lease. (£45.00 for Ground Rent and Maintenance – with review date April annually – as advised by the vendor. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 131 Years
- Southampton City Council - Band A
- EPC - Grade C





INSIDE

The communal doorway provides access to the communal hallway with stairs leading to the first floor. There is a lockable storage cupboard adjacent to the front door of the property itself. No. 12 is entered via the UPVC double glazed front door opening into the entrance hall.

The flat comes well-presented and the hallway is laid to tiled flooring, has a radiator to one wall and doors leading to both the kitchen and the lounge/diner.

The modern fitted kitchen has a double glazed window to the rear aspect, is laid to tiled flooring, has a mixture of white wall and base units with cupboards and drawers under and roll top worktops, with a stainless steel sink and mixer tap. Integrated appliances include a high level cooker and hob with extractor over, a washing machine and a fridge/freezer.

The 15ft lounge/diner has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and access to an internal hall.

The hall is laid to carpeted flooring, has a loft hatch with light and ladder, opening to a partially boarded and insulated loft. Doors from the hall then lead to the bathroom and both bedrooms.

The bathroom itself has an obscure double glazed window to the rear aspect, has tiled flooring and walls, a heated towel rail, a panel enclosed bath with shower over, a wash hand basin with an illuminated mirror and a WC.

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

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

OUTSIDE

Communal gardens to the front of the property are laid to lawn with a hard standing pathway leading to the communal entrance hall. To the rear of the block, there is a hard standing communal courtyard with a brick-built shed assigned to the flat.



SERVICES

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

BROADBAND

Standard Broadband is available with download speeds of up to 24 Mbps and upload speeds of up to 1 Mbps. Information has been provided by the Openreach website.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

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.



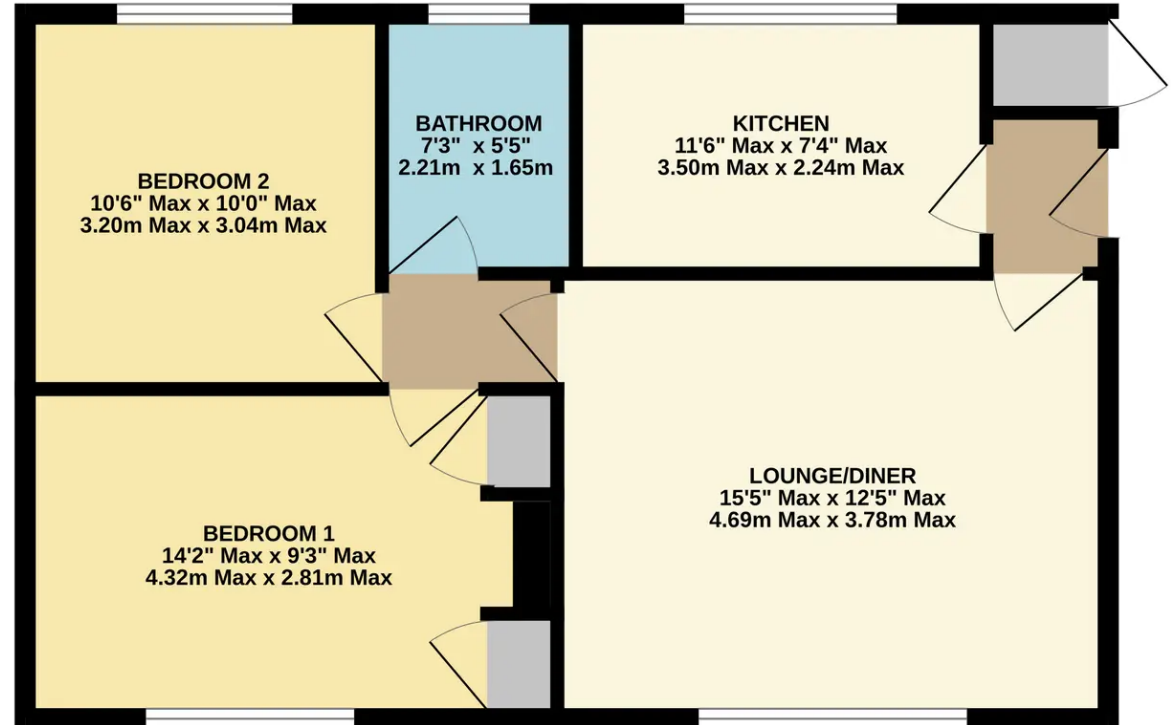
rightmove

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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