



Flat 8 West End House 140 West End Road, Bitterne, SO18 6PA

Offers Over £190,000

WHITE & GUARD

Flat 8 West End House 140 West End Road

Bitterne, Southampton

INTRODUCTION

Situated on the first floor, this two bedroom apartment comes very well-presented and has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, an open plan lounge/kitchen with breakfast bar, a master bedroom, a bathroom and bedroom two comes with an en-suite shower. Additional benefits include a secure entry system, electric storage heating, communal gardens to the front and rear, as well as one allocated parking space.

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. 136 years remaining on the lease. (£230 Ground Rent per annum/ £2,400 Service Charge per annum - with review date April 2025 - as advised by the vendor). Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Tenure - Leasehold
- Southampton City Council - Band C
- EPC - Grade B





INSIDE

The communal entrance has a security entry system with stairs leading up to the first floor.

The front door to No. 8 opens into the entrance hall which is laid to carpeted flooring with doors leading to bedroom two, the bathroom, the master bedroom and the open plan lounge/kitchen. There are also two useful storage cupboards to one end of the hallway, with an electric heater to one wall.

The lounge has double glazed French doors opening to a Juliette balcony, is laid to carpeted flooring, with an electric heater to one wall, TV and various power points.

The open plan kitchen area has a double glazed window, is laid to tiled flooring, with a mixture of wall and base units with cupboards and drawers under and worktops over. There is a composite sink with mixer tap, as well as underlighting to the wall units. Integrated appliances include an electric oven and hob with extractor over, a microwave, a washing machine and a fridge/freezer.

The master bedroom has a double glazed window and is laid to carpeted flooring, with an electric radiator to one wall.

The bathroom is laid to wood effect vinyl flooring and has a white panel enclosed bath with a handheld shower over, a pedestal wash hand basin and WC, with an electric heated towel rail to one wall.

Bedroom two has a double glazed window, is laid to carpeted flooring and again with an electric radiator to one wall. A door to one end of bedroom two opens through to the en-suite shower room. The en-suite itself is fully tiled, has a rainfall shower with glass door, a wash hand basin set in vanity cupboard and a WC. There is also an electric heated towel rail to one wall.

OUTSIDE

To the front of the property, there are communal gardens surrounded by a bordered hedge with plants and shrubs. A hard standing pathway leads to the communal entrance. Communal gardens are also found to the rear of the property, along 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.

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.

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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.



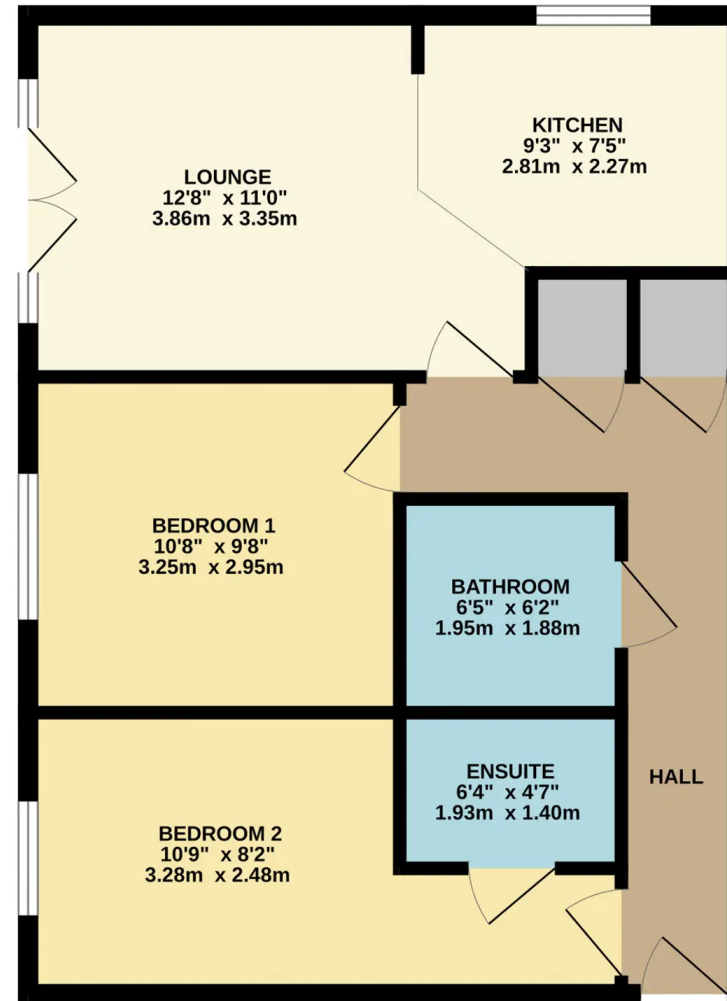
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 578 sq.ft. (53.7 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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