



27 Neva Road, Midanbury, Southampton, SO18 4FH

£125,000

**WHITE & GUARD**

# 27 Neva Road

Midanbury, Southampton

## INTRODUCTION

Offered with no forward chain this two bedroom top floor flat offers excellent accommodation, a long lease and low charges. The properties accommodation comprises of an entrance hall, two double bedrooms, lounge, kitchen, bathroom and utility room. The property also benefits from a brick built storage shed and communal gardens. The price reflects the work that needs to be done on the property.

## LOCATION

Midanbury is close to Bitterne which has a thriving centre that offers a good range of shops, general amenities and a railway station. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its bars, cinemas, restaurants, 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 & A3 to London.

- Tenure - Leasehold
- EPC Rating - E
- Southampton City Council - Band A





### INSIDE

Entering via the security entrance system is the communal hall with stairs to all floors. Entering the flat through the composite front door you will find the entrance hall with wood flooring, two built in storage cupboards, loft hatch and access to all principal rooms. The lounge has a double glazed window to front aspect, wood flooring and electric storage heater to one wall. Bedroom one has a double glazed window to front aspect, laminate flooring, electric storage heater to one wall and a built in storage cupboard housing the water tank. Bedroom two has a double glazed window to rear aspect, laminate flooring and electric storage heater to one wall. The bathroom has an obscure double glazed window to rear aspect, lino flooring, panel enclosed bath with shower over, WC and wash hand basin. The kitchen has a double glazed window to rear aspect, lino flooring, a mixture of wall and base units with rolltop worktops and stainless steel sink. integrated appliances include oven, hob with extractor over with space for under counter fridge and freezer. The utility room has a double glazed window to rear aspect with space and plumbing for washing machine and tumble dryer.

### OUTSIDE

Communal gardens are laid to lawn with. To the rear of the property there is access to a brick built shed. Parking is available on the road but is on a first come first served basis.

### AGENT NOTE

The property is leasehold - 179 years with 150 years remaining. There is an annual ground rent of £10.00 and an annual service charge of £602.00. Disclaimer – this information has been provided by the Vendor. Please seek verification prior to purchase.



## 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

Gfast Fibre Broadband is available with download speeds of 193-308 Mbps and upload speeds of 17-49Mbps. 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.



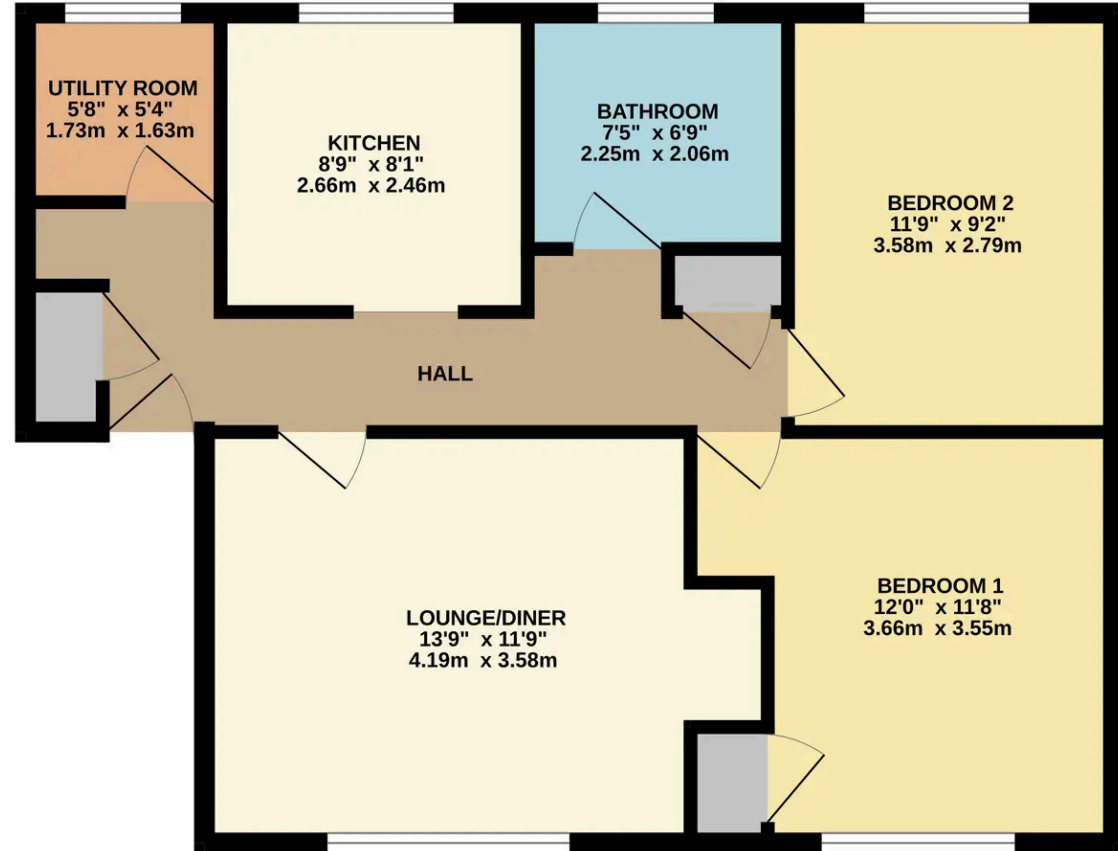
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PRS Property Redress Scheme

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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