



82 Mansfield Park Street, Harefield, Southampton, SO18 5AE

£220,000

WHITE & GUARD



# 82 Mansfield Park Street

Harefield, Southampton

## INTRODUCTION

Built by Lovell Homes, this two bedroom second floor apartment has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, two double bedrooms with an en-suite shower room to the master, a modern fitted bathroom and a 16ft open plan lounge/kitchen/dining room. Additional benefits include a balcony and secure allocated parking, available behind security gates.

## LOCATION

Harefield is close to Bitterne which has a thriving centre that offers a good range of shops and general amenities, schools and railway station. Southampton's city centre with its broad range of shops, 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.

## AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 116 years remaining on the lease. (£1,920 Ground Rent & Service Charge per annum – with review date Feb 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 B







## INSIDE

A security entrance system provides access to the communal entrance which has a lift and stairs to all floors. The apartment is accessed via the wooden front door opening into the entrance hall.

The hallway is laid to carpeted flooring, has two storage cupboards with space and plumbing for a washing machine and a tumble dryer within, along with a radiator to one wall and doors leading to all principal rooms.

The bathroom is laid to wood effect lino flooring, has a radiator to one wall, a panel enclosed bath with shower over, a WC and a wash hand basin.

Bedroom one has a double glazed window to the rear aspect, a radiator to one wall, is laid to carpeted flooring, benefits from built-in wardrobes and has a door to one side opening into the en-suite shower room.

The en-suite itself has an obscure double glazed window to the side aspect, is laid to tiled flooring, has partly tiled walls, a radiator to one wall, a shower, a WC and a wash hand basin with storage under.

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

The lounge/kitchen/dining room has a double glazed window to both the side and rear aspects with a double glazed door to the rear aspect, opening to the balcony. There are two radiators, part carpeted flooring in the lounge and dining area, with wood effect vinyl flooring in the kitchen. There is a mixture of wall and base units with cupboards and drawers under and marble effect worktops over, as well as a composite sink. Integrated appliances include a dishwasher, an oven and hob with extractor over, along with space for an American style fridge/freezer.

## OUTSIDE

Electric security gates open to provide access to the allocated parking space for one vehicle.



## 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

Superfast Fibre Broadband is available with download speeds of up to 28-40 Mbps and upload speeds of up to 4-7 Mbps. Information has been provided by the Openreach website.

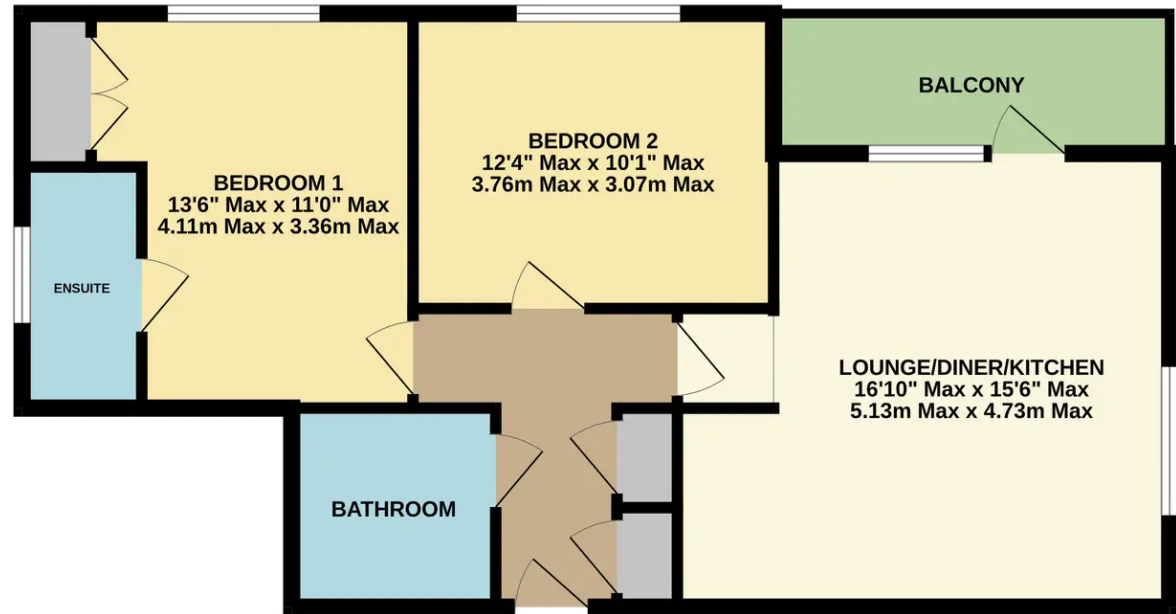
T: 023 8202 2192

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.

## GROUND FLOOR



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PRS Property Redress Scheme

Zoopla



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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