



Flat 1, Badgerwood Place, 23 Woodmill Lane, Midanbury

SO18 2PA Offers in Excess Of £160,000

WHITE & GUARD



# Flat 1 Badgerwood Place

23 Woodmill Lane, Midanbury

## INTRODUCTION

Set in the popular location of Midanbury, this two bedroom ground floor flat comes with accommodation briefly comprising a porch, a well-proportioned kitchen/diner with a modern fitted kitchen, is open plan to the lounge, has two bedrooms and a modern fitted bathroom. Additional benefits include a communal garden and ample resident's parking. To fully appreciate both the accommodation on offer and the property's location, an early viewing truly is a must.

## 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.

## AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there are approx. 964 years remaining on the lease. (£60.00 Ground Rent per annum – review date Aug annually/£1,900 approx. Maintenance per annum – review date March annually – as confirmed by the vendor). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 964 years
- Southampton City Council - Band B
- EPC - Grade C





## INSIDE

Badgerwood Place has a communal entrance and Flat 1 is positioned to the side of the property.

Flat 1 opens directly into the hallway which is laid to laminate wood flooring, has an electric radiator to one wall and doors opening to access all accommodation.

A door to the left-hand side opens into bedroom two which has a double glazed window to the side aspect, is laid to carpeted flooring, has a built-in wardrobe, an electric radiator to one wall and also has an airing cupboard.

The white modern fitted bathroom is situated between the two bedrooms and consists of a panel enclosed bath, with electric shower over, a WC, a wash hand basin. The bathroom has tiling to the principal areas and an obscure double glazed window.

Bedroom one has a double glazed window to the side aspect, is laid to carpeted flooring, has a double built-in wardrobe and an electric radiator to one wall.

The hub of the home is a large open plan, kitchen/dining and living area. The modern fitted kitchen has cream wall and base units with cupboards and drawers under and wooden worktops over, along with splash tiling. Integrated appliances include an integrated fridge/freezer, a washing machine and a dishwasher. Laid to laminate wood flooring, the kitchen is open plan to the living/dining area. The living/dining area itself has double glazed French doors to the side aspect, opening to a communal grassed area, has an electric radiator and a door to the opposite end of the room opening into hallway.

## OUTSIDE

There is a communal garden surrounding the property, which is used by all resident's, along with a large car park where residents can park freely on a first come first serve basis.





## SERVICES

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 in the area 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.



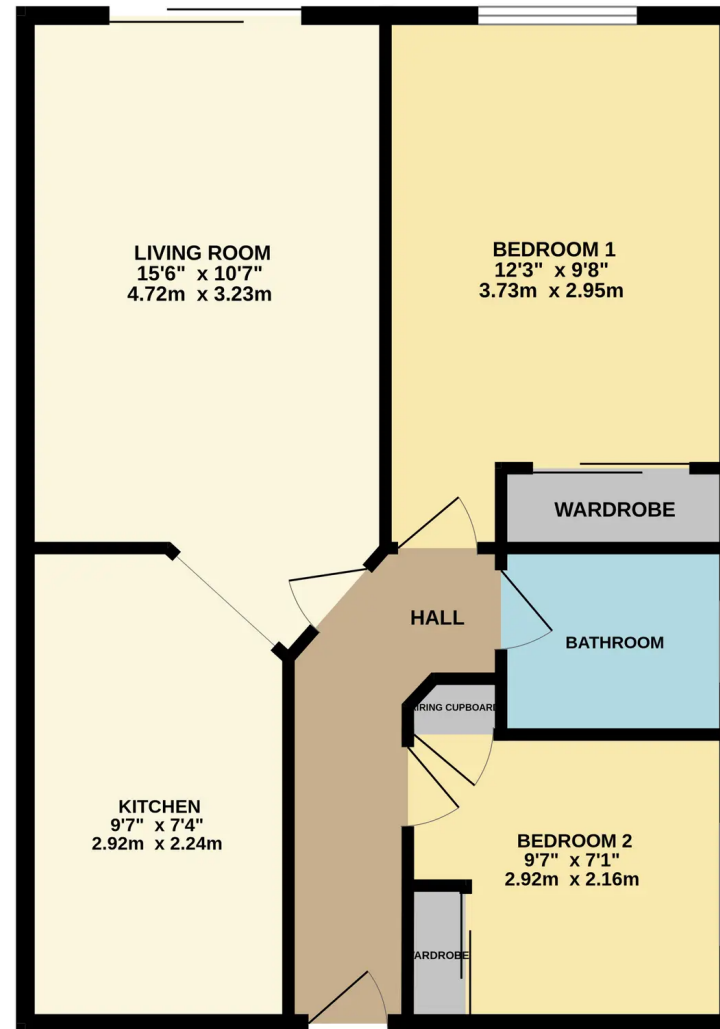
rightmove

PRS Property Redress Scheme

Zoopla



## GROUND FLOOR



TOTAL FLOOR AREA : 605sq.ft. (56.2 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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