



Flat 23 Mitchell Lodge, 50-56 West End Road, Bitterne,

SO18 6TG Guide Price £150,000

WHITE & GUARD

Flat 23 Mitchell Lodge

50-56 West End Road, Bitterne

INTRODUCTION

Situated in the popular location of Bitterne, this first floor one bedroom retirement apartment has been finished to a high standard throughout. Accommodation briefly comprises an entrance hall, a modern fitted shower room, a 21ft open plan lounge/diner, a fitted kitchen and a double bedroom. Additional benefits include a Juliette balcony, a communal lounge, communal gardens and a communal car park, with parking available on a first come first serve basis.

LOCATION

Bitterne has a thriving centre that offers a broad range of shops and general amenities along with its own infant, primary and junior schools, as well as its own 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 with a 125 year lease, and we are advised by the vendor that there are approx. 111 years. (£597.75 Ground Rent per annum – can be paid 6 monthly/£3,012.50 Service Charge per annum – can be paid 6 monthly. Review date for both June/Dec annually. Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold- 111 years remaining
- Southampton City Council - Band C
- EPC - Grade B





INSIDE

Entering the flat into the entrance hall, the hallway is laid to carpeted flooring, has two storage cupboards with one housing the boiler, an electric radiator to one wall and doors leading to the principal rooms.

The shower room is laid to tile effect vinyl flooring, has partly tiled walls, a heated towel rail, a shower, a WC and a wash and basin with storage under.

The 21ft lounge/diner has a double glazed window and door opening to the rear aspect, providing a Juliette balcony. Laid to carpeted flooring, there is an electric radiator to one wall and a door to one side opening into the kitchen.

The fitted kitchen has a double glazed window to the side aspect, is laid to tile effect vinyl flooring, has a mixture of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. Integrated appliances include an oven and hob with extractor over, as well as a fridge and a freezer.

The bedroom has a double glazed window to the rear aspect, is laid to carpeted flooring, has an electric radiator to one wall and a built-in storage cupboard.

OUTSIDE

There is a communal garden with a patio area which benefits from seating. A communal car park provides off road parking for residents on a first come first serve basis. A security entrance system provides access into the communal areas with a lounge area, stairs and a lift providing access to all floors.



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

Broadband is not currently connected at the property, as advised by the vendor.

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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.



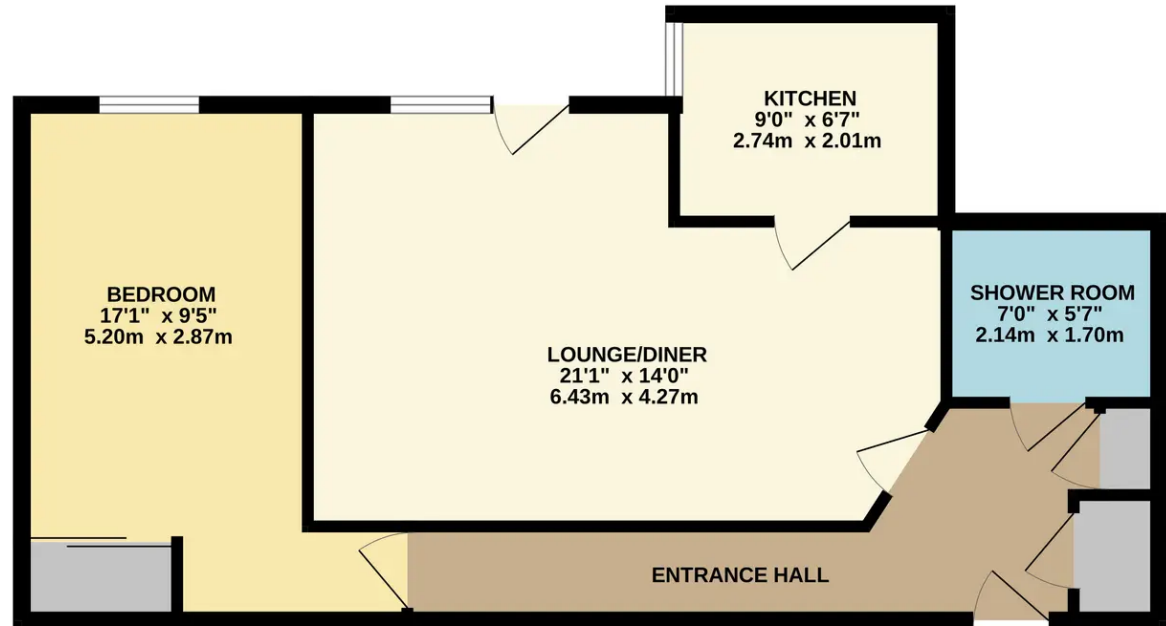
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PRS Property Redress Scheme

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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