



13 Chawton Close, Harefield, Southampton, SO18 5GA

In Excess of £150,000

WHITE & GUARD



# 13 Chawton Close

Harefield, Southampton

## INTRODUCTION

Available to investors only, with a tenant in situ, comes this ground floor two bedroom flat which has been finished to a good standard throughout. Accommodation briefly comprises an entrance hall, two double bedrooms, a lounge/diner, a shower room and a fitted kitchen. In addition, the property benefits from a private rear garden with patio area.

## 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.

- Leasehold - approx. 100 years
- Southampton City Council - Band A
- EPC - Grade C







## INSIDE

A security entrance system provides access into the communal hallway. Flat 13 is accessed via a wooden front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall, two built-in storage cupboards and access to all principal rooms.

The lounge/diner has a double glazed window to the front aspect, is laid to carpeted flooring and has a radiator to one wall.

The shower room has an obscure double glazed window to the rear aspect, with both tiled flooring and walls, along with a radiator to one wall. There is a shower, a WC and a pedestal wash hand basin.

The fitted kitchen has a double glazed window to the rear aspect and is laid to lino flooring. There is a mixture of wall and base units with cupboards and drawers under and rolltop worktops over along with a stainless steel sink with mixer tap. The kitchen has space for a washing machine, a fridge/freezer and a cooker.

Bedroom one has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and a built-in storage cupboard.

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



## OUTSIDE

The property also comes with a private rear garden with patio area, adjacent to and accessed via the rear door to the block.

## AGENTS NOTE

The property is leasehold and we are advised that there is a 125 year lease with approx. 100 years remaining. (£10.00 Ground Rent per month – not expected to increase/£38.00 Service Charge per month – month & year review date – to be advised by the vendor. Disclaimer – information has been given by the owner – please seek verification via your solicitor 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

Superfast Fibre Broadband is available with download speeds of up to 35-52 Mbps and upload speeds of up to 6-11 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.



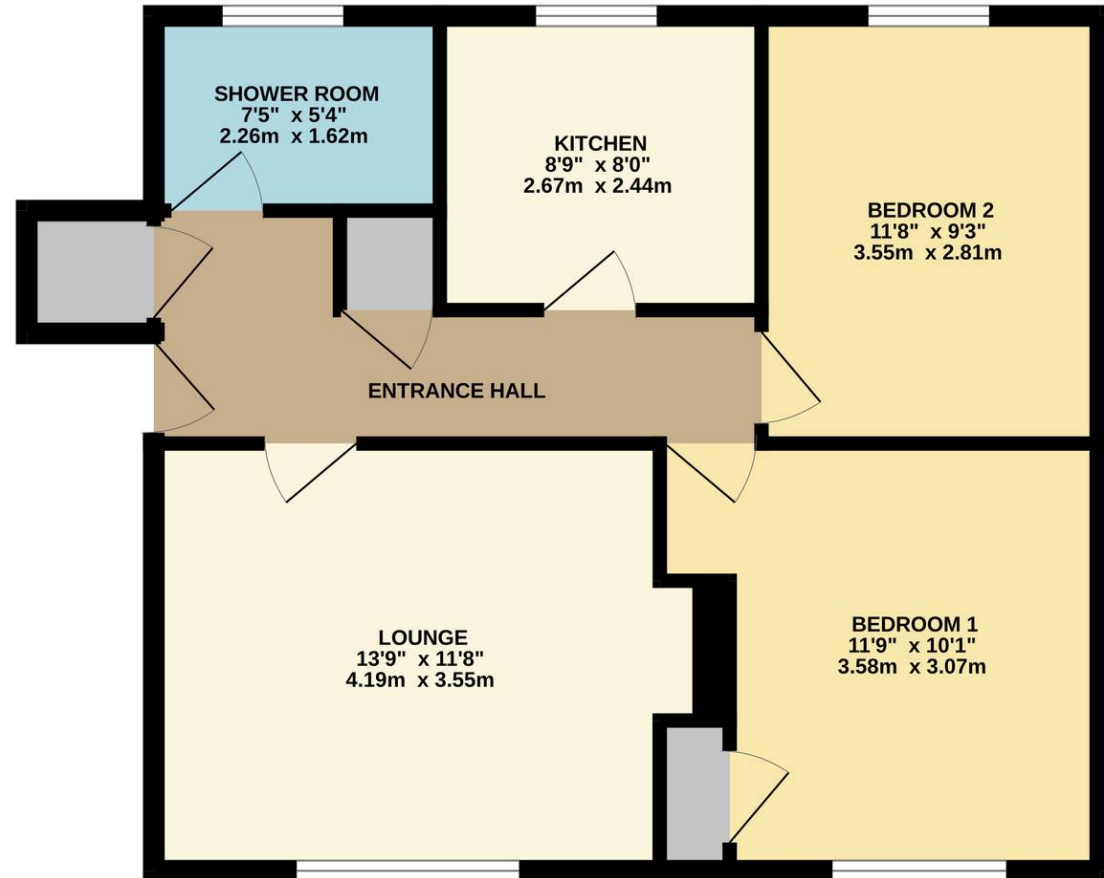
rightmove

PRS Property Redress Scheme

Zoopla



## GROUND FLOOR



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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