



Flat 30 Purbrook Close, Lordswood, Southampton, SO16 5NZ

In Excess of £140,000

WHITE & GUARD

# Flat 30 Purbrook Close

Lordswood, Southampton

## INTRODUCTION

Offered with no forward chain, this three bedroom first floor flat is situated in the popular location of Lordswood.

Accommodation briefly comprises an entrance hall, three bedrooms, a 14ft lounge, a fitted kitchen, a fitted bathroom and a store. The property has been finished to a good standard throughout and would be ideal for first time buyers or investors.

## LOCATION

Lordswood is close to Southampton's city centre with its broad range of shops including WestQuay shopping centre, with its bars, restaurants, cinemas, amenities and mainline railway station being within easy reach - along with Southampton Airport being around ten minutes away. All main motorway access routes are also close by including M27 links via M3 to M25 & A3 to London.

- Leasehold - 91 years remaining
- Southampton City Council - Band A
- EPC - Grade C





## INSIDE

The security entrance system provides access into the communal hall with stairs leading to all floors. Access to the flat is situated on the first floor. No. 30 is entered via the front door opening into the entrance hall. The hallway is laid to carpeted flooring, has a built-in storage cupboard and access to all principal rooms.

The 14ft lounge has a double glazed window to the front aspect, is laid to carpeted flooring, has a radiator to one wall and access to a store.

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

The bathroom has an obscure double glazed window to the rear aspect, has tiled walls and flooring, a radiator to one wall, a panel enclosed bath with shower over, a WC and a pedestal wash hand basin.

The kitchen has a double glazed window to the rear aspect and is laid to tiled flooring. There is a range of wall and base units with cupboards and drawers under and roll top worktops over, along with a stainless steel sink. With an integrated oven and hob, there is also space for a washing machine and a fridge/freezer.

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

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

## AGENTS NOTE

The property is leasehold with a 125 year lease from 1989, and there is approx. 91 years remaining on the lease. (£10 Ground Rent per annum – not expected to increase/£672 Service charge per annum – with review date Apr annually. 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

Broadband information is not currently available. 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.



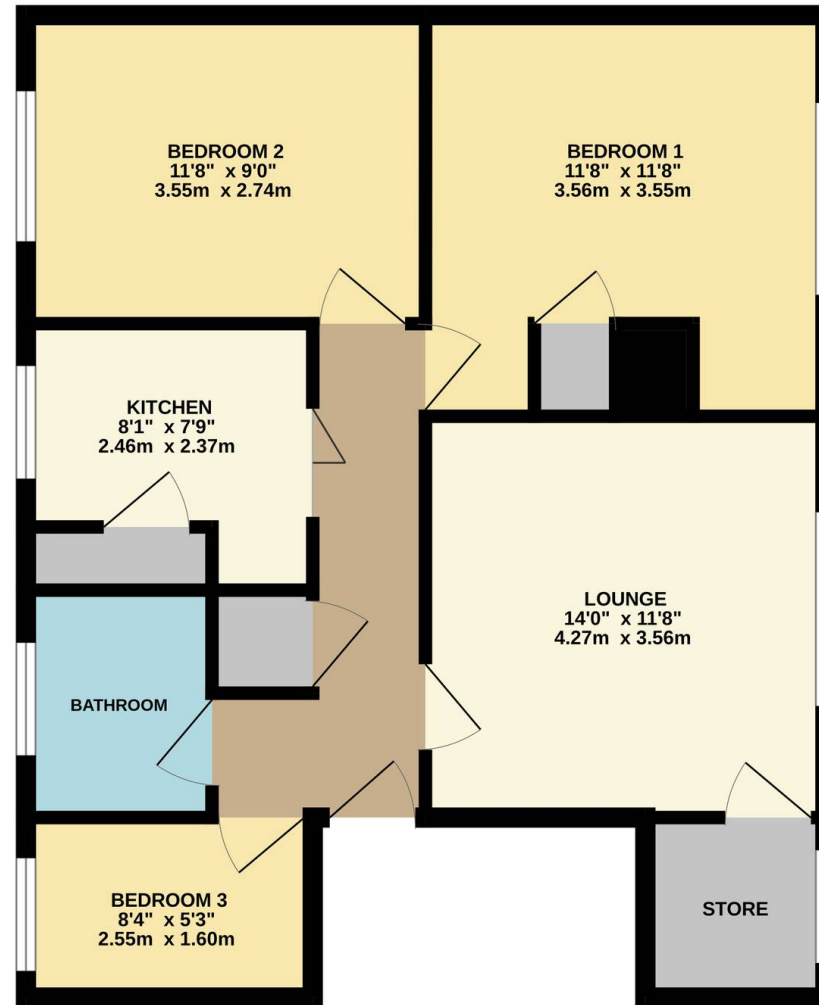
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PRS Property Redress Scheme

Zoopla



## 2ND 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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