



4 Pond View, Townhill Park, Southampton, SO18 2JA

In Excess of £170,000

WHITE & GUARD

# 4 Pond View

## Townhill Park, Southampton

### INTRODUCTION

Situated within convenient location of Townhill Park, comes this well-presented two bedroom first floor flat. Accommodation briefly comprises an entrance hall, a 15ft living room open plan to the fitted kitchen, two bedrooms and a modern family bathroom. Additional benefits include a good-sized balcony with a dual aspect and an allocated parking space. A viewing truly is a must to appreciate the accommodation on offer and the convenient location.

### LOCATION

Townhill Park has good local transport links, including Swaythling train station and is close to Bitterne which has a thriving centre that offers a broad range of shops and general amenities, along with good local schools and Bitterne 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 fifteen 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, and we are advised by the vendor that there is approx. 115 years remaining on the lease. (£210.86 per month including Ground Rent & Service Charge) – with review date April annually). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 115 years remaining
- Southampton City Council - Band A
- EPC - Grade A





## INSIDE

The communal entrance provides secure access and Flat No. 4 has a security intercom. Located on the first floor, the property is entered via the front door opening into the entrance hall. The hallway is laid to laminate flooring, has a radiator to one wall and a storage cupboard to one side.

Bedroom one is located to one side of the hallway and has a double glazed window to the side aspect, is laid to carpeted flooring, has a radiator to one wall and a storage cupboard.

To the end of the hallway is a door opening through into the bright 15ft living room with double glazed windows to the front aspect, French doors opening out to the balcony and access opening directly through into the kitchen. Laid to carpeted flooring, the lounge has a radiator to one wall and a TV point.

The kitchen has a double glazed window to the side aspect, is laid to tile effect vinyl flooring and has a radiator to one wall. There are a range of wall and base units with cupboards and drawers under and worktops over, along with tiled splashbacks, a stainless steel sink and a mixer tap. Integrated appliances include an electric oven, with gas hob and extractor over, as well as space for a washing machine, a dishwasher and a fridge/freezer. The kitchen also benefits from a useful storage cupboard with shelving.

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

The bathroom has an obscure double glazed window to the side aspect, is laid to laminate flooring and benefits from an extractor and a heated towel rail. There is a panel enclosed bath with shower over and part-tiling, a pedestal wash hand basin and a WC, as well as a mirrored cupboard.

## OUTSIDE

The corner balcony is of a good-size and overlooks both the front and side of the property. Flat No. 4 comes with an allocated parking space.



## 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 58-79Mbps and upload speeds of up to 17-20 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.



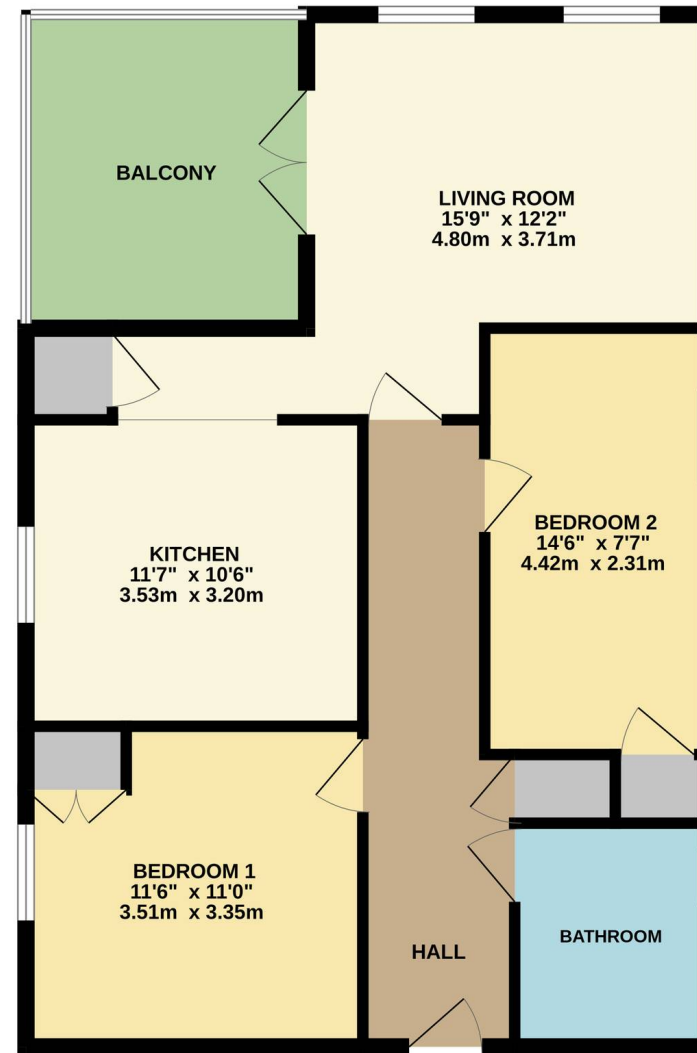
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PRS Property Redress Scheme

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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