



Flat 4 Robere House Radstock Road, Woolston, SO19 2QW

£110,000

WHITE & GUARD

Flat 4 Robere House Radstock Road

Woolston, Southampton

INTRODUCTION

This spacious and bright first floor flat is set in the popular location on Woolston and is within walking distance to Woolston station and close to local amenities. Accommodation briefly comprises a spacious lounge/diner, a fitted kitchen, a double bedroom and a fitted bathroom. Additional benefits include a communal area to the front of the property and on street parking, on a first come first serve basis.

LOCATION

Woolston is a small suburb on the south eastern side of Southampton, located on the eastern bank of the River Itchen. With a wealth of local shops and amenities, Woolston also has its own train station. Close to Sholing & Bitterne which has a thriving centre and railway station, along with Southampton's city centre with its broad range of shops, restaurants, amenities and mainline railway station is within easy reach. Southampton Airport is also approx. twenty minutes away and all main motorway access routes are also close by, including M27, M3 and A3 to London.

AGENTS NOTE

The property is leasehold with 99 years from 2001, and we are advised by the vendor that there is approx. 76 years remaining on the lease. (£50.00 Ground Rent per annum/£833 Service Charge per annum – with review date April annually). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - with 76 years remaining
- Southampton City Council - Band A
- EPC - Grade C





INSIDE

The property benefits from secure access into the communal entrance hall with stairs servicing all floors. No. 4 is situated on the first floor, to the left-hand side.

The front door opens through into the spacious lounge/diner has a bright feel with a double glazed window to the front aspect, is laid to wood effect laminate flooring, with a storage heater to one wall and a fireplace - being the focal point of the room. Due to its size, the room lends itself to several layouts.

The kitchen has been well-thought out to create a modern space with a range of wall and base units with cupboards and drawers under and rolltop worktops over, along with a stainless steel sink. Integrated appliances include an electric oven with electric hob an extractor over, as well as space for a fridge/freezer. To one side is a small but useful breakfast bar.

The double bedroom has a double glazed window to the rear aspect, has a light and airy feel and benefits from built-in wardrobes, a storage heater and is laid to laminate flooring.

A door to one side of the bedroom opens through to the bathroom which has an obscure double glazed window to one side, has a three-piece matching white suite comprising a panel enclosed bath with power shower over, a wash hand basin set on vanity unit with storage below and a WC. The bathroom is laid to lino flooring.



OUTSIDE

There is a shared communal area to the front of the property which is laid to lawn with some trees.

On street parking is available, upon a first come first serve basis.

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

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.



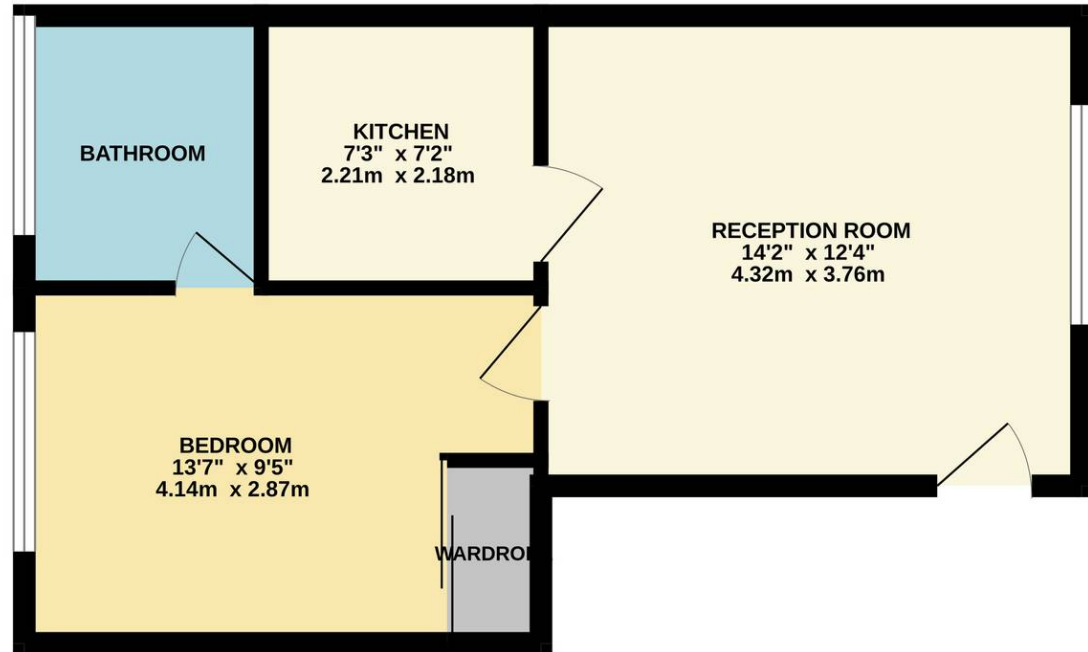
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR 392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA: 392 sq.ft. (36.4 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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