



Flat 44, Home Spinney House, River View Road, SO18 1UD

£100,000

WHITE & GUARD

INTRODUCTION

Offered with no forward chain this one bedroom retirement apartment is located on the second floor of Home Spinney House. The property is situated in the popular location of Bitterne Park with direct views across the river Itchen. Accommodation briefly comprises an entrance hall, a double bedroom, a fitted shower room, a lounge/diner and a fitted kitchen. Additional benefits include communal gardens and a lounge.

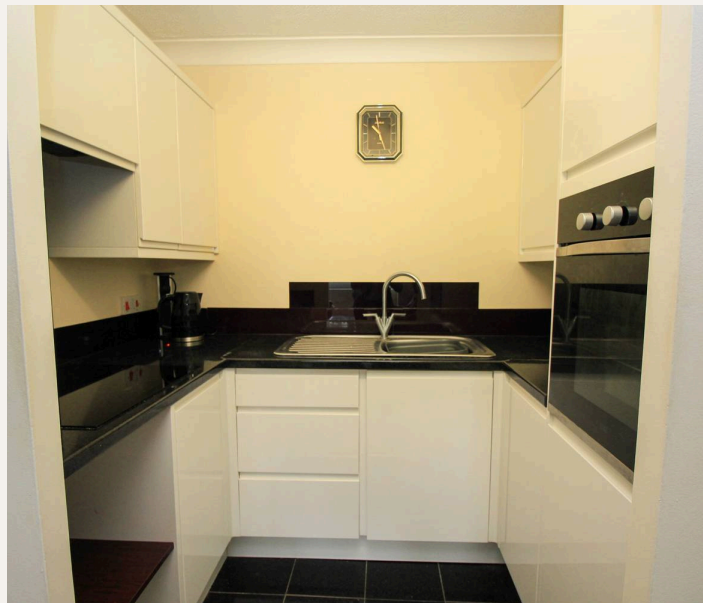
LOCATION

Bitterne Park benefits from its own primary and secondary schools, along with a local library and Bitterne Park Triangle - a focal point in the area which also has several local shops and amenities nearby. The property is also near Riverside Park which runs along the edge of the River Itchen - good for walking, cycling and kayaking in the river itself. Southampton's city centre with its broad range of shops, bars, restaurants, cinemas, 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 and A3 to London.

AGENTS NOTE

The property is leasehold, (with the lease dating from 1964) and we are advised (by the vendor) that there is approx. 60 years remaining on the lease. (£466 Ground Rent per annum - with March 25 by the vendor/ Service Charge has no fixed amount and is flexible depending on how much work etc gets completed, Flat 44 has been confirmed as having the lowest rate - with review date March 25 by the vendor). Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 60 Years
- Southampton City Council - Band A
- EPC - Grade B





INSIDE

Security entrance system provides access into the communal hallway with a lift and stairs to all floors. The wooden front door opens into the entrance hall, laid to carpeted flooring, has a built in storage cupboard and access to all principal rooms.

The shower room is laid to tiled flooring and walls, has a heated towel rail, a walk in shower, a WC and a wash hand basin with storage under.

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

The lounge has a double glazed box bay window to the rear aspect, laid to carpeted flooring, an electric storage heater to one wall and access opening into the kitchen.

The kitchen has a range of wall and base units with cupboards and drawers under and rolltop worktops over, along with a stainless steel sink and a mixer tap. Integrated appliances include an oven and a hob with an extractor over, as well as space for an undercounter fridge. The property also benefits from a communal lounge and a laundry room.

OUTSIDE

To the front of the accommodation there is a resident's carpark, whilst to the rear there is a well-maintained communal garden which is mainly laid to lawn with planted borders.



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 Broadband is available with download speeds of up to 32 - 51 Mbps and upload speeds of up to 6 - 9 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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SECOND 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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