



## Flat 18 Emperor House, Bitterne Manor, Southampton, SO18 1QB

In Excess of £200,000

WHITE & GUARD

## INTRODUCTION

Situated in the popular location of Bitterne Manor, a stone's throw away from the city centre, this two bedroom second floor flat is finished to a good standard. Accommodation briefly comprises an entrance hall, two bedrooms, a bathroom, a lounge/diner and a kitchen and has the additional benefit of having resident parking. Viewing is highly recommended.

## LOCATION

Bitterne Manor is close to Bitterne which has a thriving centre that offers a broad range of shops, general amenities and railway station, along with its own infant, primary, junior and senior schools. 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 and A3 to London.

## AGENTS NOTE

The property is leasehold, (with the lease dating from 2003) and we are advised (by the vendor) that there is approx. 151 years remaining on the lease. (£260 Ground Rent per annum paid every six months / £2000 Service Charge per annum). Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Leasehold - 151 Years
- Southampton City Council - Band C
- EPC - Grade C





## INSIDE

Entering directly into the entrance hall, laid to fitted carpets, a telephone entry, two large storage cupboards and an electric storage heater.

The kitchen has a double glazed window to the side aspect, laid to laminate flooring, tiled splashback walls, a range of wall and base units with work surfaces over and a sink/drain. Integrated appliances include an electric hob with extractor over and an oven under and space for a washing machine, a dishwasher and a fridge/freezer.

The 14ft lounge/diner is a gorgeous, light and bright room with two large floor to ceiling V-shaped corner windows allowing for a double aspect, laid to carpeted flooring, a TV point and an electric storage heater to one wall.

Bedroom one has a double glazed window and double glazed French doors to the side aspect, opening directly onto a large balcony, which enjoys panoramic water views. Laid to fitted carpets, has a large built-in wardrobe and has an electric heater to one wall, with access to an ensuite.

The ensuite is laid to vinyl flooring, has an extractor fan, an electric heated towel rail, a WC, a wash hand basin and a large shower cubicle.

Bedroom two has a double glazed window to the front aspect and laid to fitted carpets.



## OUTSIDE

The property is accessed through a secure shared entrance with access to both the stairs and lift operating.

To the front of the apartment block, there are direct water views, with a view all the way over to St Deny's. There is residents parking and it has one allocated parking space. The vendor also rents another parking space from their neighbour.

## 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 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.



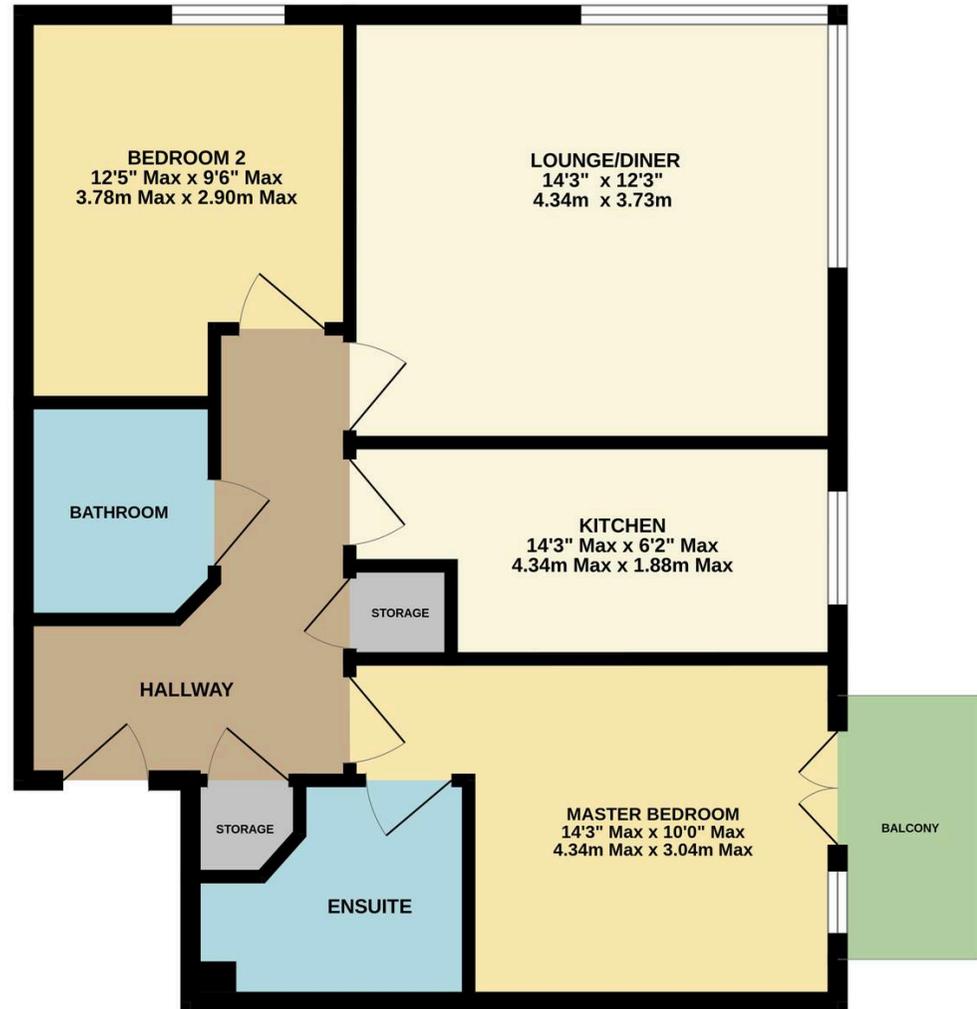
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 650 sq.ft. (60.4 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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