



Ft 4 Copsewood Park, Hill Cottage Gardens, West End, Southampton, SO18 3AD

In Excess of £240,000

WHITE & GUARD

INTRODUCTION

Set within a popular development in West End, is this two double bedroom first floor apartment offering an en-suite, a balcony and allocated parking. Presented in excellent decorative order throughout, the remaining accommodation briefly comprises an open plan lounge/kitchen with fitted appliances, a spacious entrance hall with fitted storage cupboards, loft space plus a family bathroom suite.

LOCATION

West End village has its own shops and amenities, whilst also being close to Bitterne which has a thriving centre and train station. Southampton's city centre with its broad range of shops, bars, restaurants, amenities and mainline railway station is within easy reach. Southampton Airport is also around twenty minutes away and all main motorway access routes are also close by, including access to M27, M3 and A3 to London.

AGENTS NOTE

The property is leasehold, and we are advised by the vendor that there is approx. 111 years left on the lease. (£250 Ground Rent per annum & £1,450 per annum – with review dates of Jan 2027 advised by the vendor.)
Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 111 Years
- Southampton City Council - Band B
- EPC - Grade B





INSIDE

A communal entrance hallway plays host to just four apartments, with stairs leading to the first floor and flat four, which can be found on your left hand side.

The front door to the apartment opens into a spacious entrance hall which has been laid to wood effect flooring. There is a radiator to one wall, a security intercom system, two fitted storage cupboards and access to the loft space.

The 22ft open plan kitchen/living room is a fantastic space and offers a range of matching wall and base units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, inset gas hob and electric oven. Integrated appliances include a fridge/freezer, a washing machine and a dishwasher. The kitchen is laid to wood effect flooring and provides space for a breakfast table and chairs.

The living area is carpeted and enjoys a dual aspect and has double glazed French doors providing access to a private balcony, with glass balustrade and has an attractive outlook.

Both bedrooms are well-proportioned double rooms, the master has a double glazed window to the rear, a radiator to one wall and allows space for free standing bedroom furniture.

A door leads into the en-suite shower room which comprises an enclosed shower cubicle, a pedestal wash hand basin, WC, a heated towel rail, an extractor fan and has tiling to the principal areas.

Bedroom two benefits from a range of fitted wardrobes and has dual aspect windows to the front and side elevations.

The large family bathroom suite has a panel enclosed bath with shower attachment over, two chrome heated towel rails, a wash hand basin and WC, extractor fan, spot lighting and a double glazed window to the front elevation.

OUTSIDE

Externally, the property has one allocated parking space, a communal bike store and there is also a communal garden.



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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 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.

