



51 Waldegrave Close, Waterside Park, Southampton, SO19 9RY

In Excess of £150,000

WHITE & GUARD

INTRODUCTION

Offered for sale with no forward chain is this delightful one bedroom top floor apartment situated in Waterside Park, offering water views from the living room. Comprising a lounge/diner with water views, a fitted kitchen, double bedroom with fitted wardrobes and a bathroom. Externally, the property has a communal garden and one allocated parking space. Situated just a stone's throw from Weston Shore, this property needs to be viewed.

LOCATION

Waterside Park is close to Weston Shore and the Royal Victoria Country Park, set in two hundred acres of grassy parkland and woodland on the edge of Southampton Water. Close to Bitterne and its thriving town centre, along with Southampton's city centre being within easy reach with its broad range of shops, restaurants, amenities and mainline railway station. Southampton Airport is also around twenty minutes away. All main motorway access routes are also close by, including M27, M3 and A3 to London.

AGENTS NOTE

The seller has advised us there are approximately 968 years remaining on the lease. The annual ground rent charge is £56.40 per every 6 months. The combined service charge and buildings insurance is approximately £1775 per annum.

- Leasehold - 968 Years
- Southampton City Council - Band A
- EPC - Grade D





INSIDE

The communal hallway has stairs that lead to all floors and number 51 can be found on the second floor. The front door opens into the entrance hall which has an electric radiator to one wall, access to the loft space and doors leading to all principal accommodation.

The lounge/dining room offers a wonderful water aspect across Weston Shore and the surrounding area. There is space for a dining table and chairs and an electric radiator to one wall.

A door from the lounge leads into the fitted kitchen which comprises of a range of wall and base level work units with fitted work surfaces over, incorporating an inset stainless steel sink and drainer, an inset electric hob and oven with cooker hood over, a fridge/freezer and a washing machine. There is also a large storage cupboard which houses the hot water tank.

The bathroom suite comprises a panel enclosed bath with shower attachment over, a pedestal wash hand basin, WC and shaver point, with a double glazed window to the side aspect.

OUTSIDE

Externally, the property has one allocated parking space, as well as visitor parking. To the rear of the building there is enclosed communal garden, which is mainly laid to lawn.



SERVICES

Electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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.



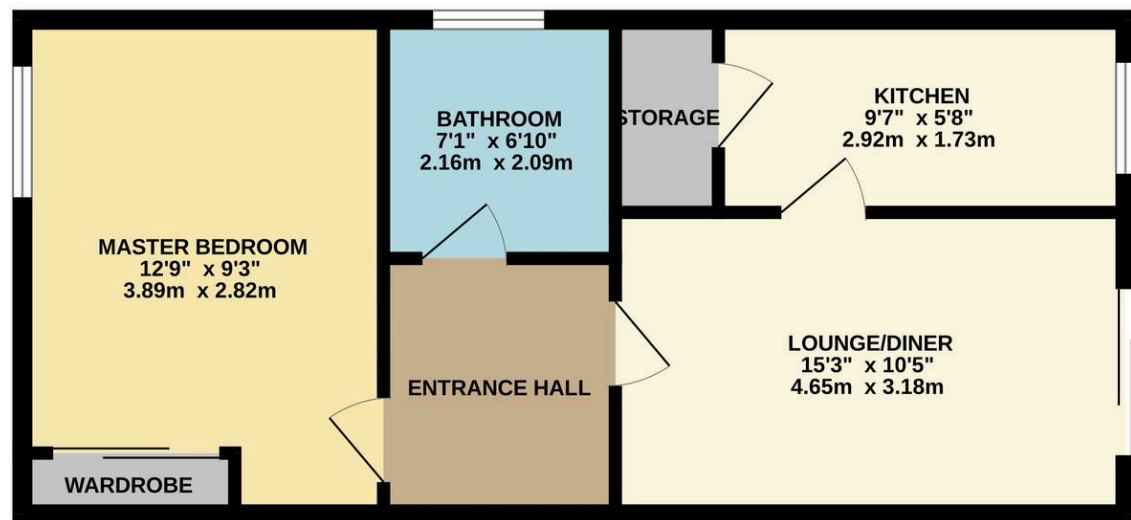
rightmove

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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