



Flat 2 Grove Mews, Portsmouth Road, Sholing, Southampton, SO19 9AT

Offer in Excess of £140,000

WHITE & GUARD

INTRODUCTION

This one bedroom ground floor apartment has been finished to a high standard throughout. Situated in the popular location of Sholing, off Portsmouth Road. The apartment benefits from a modern fitted bathroom, a double bedroom, an open plan lounge/diner and a fitted kitchen. Additional benefits include communal gardens, allocated parking and visitor parking.

LOCATION

The property benefits from being close to Bitterne and its thriving centre. Southampton's city centre with its broad range of shops including WestQuay shopping centre, its array of bars and 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, and we have been advised (by the vendor) that there is approx. 122 years remaining on the lease. (£100 Ground Rent per annum approximately/ £1,230 Service Charge per annum – with review date March 26). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 122 Years
- Southampton City Council - Band A
- EPC - Grade D





INSIDE

A security entrance system provides access to the communal entrance with access to the apartment via a wooden door. The entrance hall to the property has laminate flooring, built-in storage cupboard housing the water tank and access to all principal rooms.

The modern fitted bathroom has an obscure double glazed window to the side aspect, lino flooring and a wall heater. There is a panel enclosed bath with shower over, wash hand basin and WC.

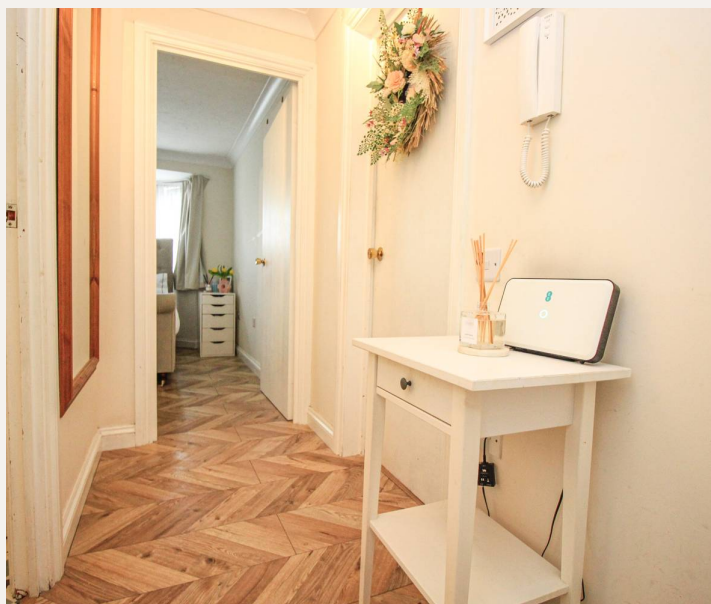
The bedroom has a double glazed bay window to rear aspect, laminate flooring, an electric radiator to one wall and a built-in wardrobe.

The lounge/diner has a double glazed window to the rear aspect, again laminate flooring and an electric radiator to one wall, with an opening to one end leading directly into the kitchen.

The kitchen itself has a double glazed window to the side aspect and a continuation of the laminate flooring. There is a mixture of wall and base units with rolltop worktops and a stainless steel sink, along with an integrated oven and hob with extractor over, as well as space for a washing machine and a fridge/freezer.

OUTSIDE

To the front and rear of the property, are communal gardens which are mainly laid to lawn with hedgerow enclosing them. To the rear of the property there is a private car park with one allocated space and two visitor spaces with permits.



SERVICES

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

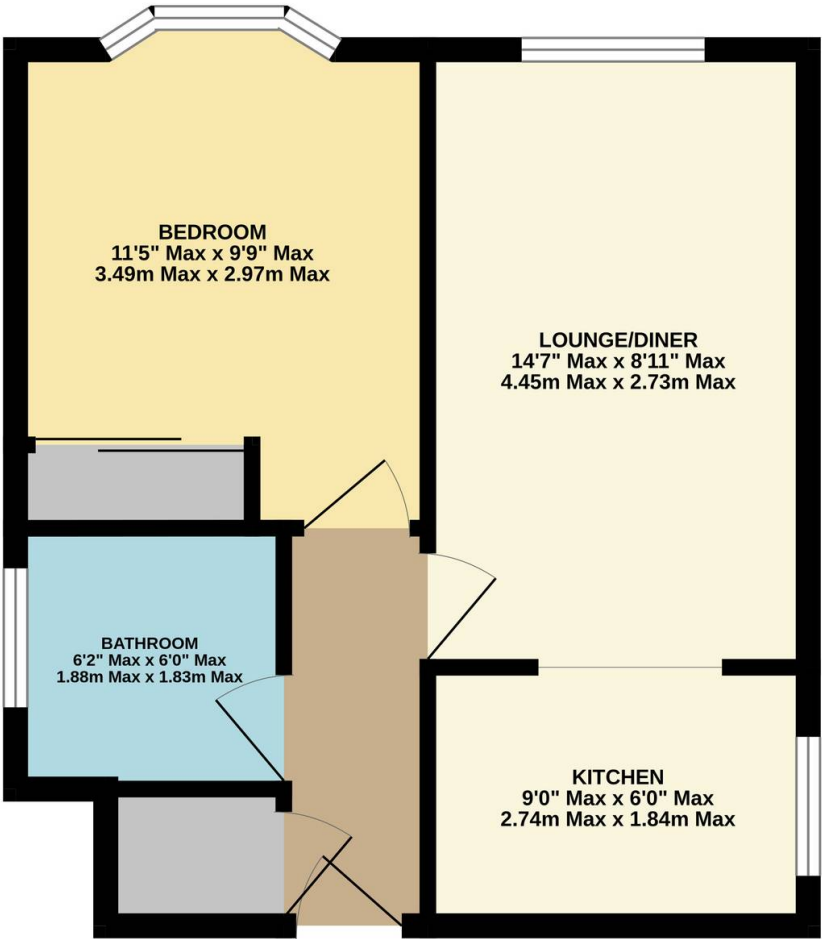
Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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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.



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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