

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



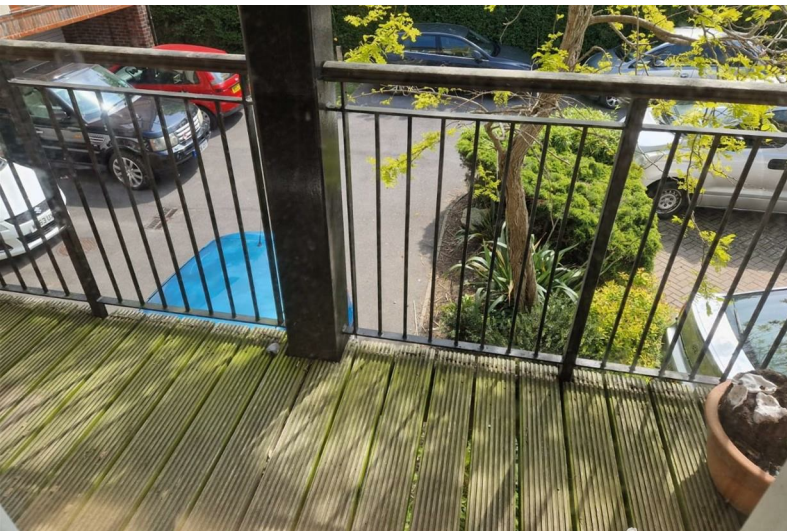
## Station Road

Netley Abbey, Southampton, SO31 5JQ

Asking Price £240,000



Council Tax: B



# Flat 9 Spinnaker Court Station Road

Netley Abbey, Southampton, SO31 5JQ

Asking Price £240,000



## Front Approach

Car parking space and garage, security intercom entry system, communal gardens, lifts to all floors.

## Entrance Hall

Fitted carpet, radiator, door to large cupboard housing hot water tank, doors to:

## Bedroom 2

13'0" x 9'1" (3.98m x 2.78m)

Double glazed window to side aspect, fitted carpet, radiator. coving to smooth ceiling, built in double wardrobes.

## Living Room

13'1" x 13'0" (3.99m x 3.98m)

Double glazed sliding doors to balcony, fitted carpet, radiator, TV point, coving to smooth ceiling.

## Master Bedroom

16'7" x 11'4" (5.08m x 3.46m)

Double glazed windows to rear and side aspects, built in double wardrobes, fitted carpet, radiator, coving to smooth ceiling, door to:

## En-Suite Shower Room

7'6" x 5'2" (2.30m x 1.58m)

Fitted three piece suite comprising to tiled shower enclosure with shower over and glass screen, pedestal wash hand basin, low level WC, radiator, opaque double glazed window to front aspect. tiled flooring.

## Kitchen

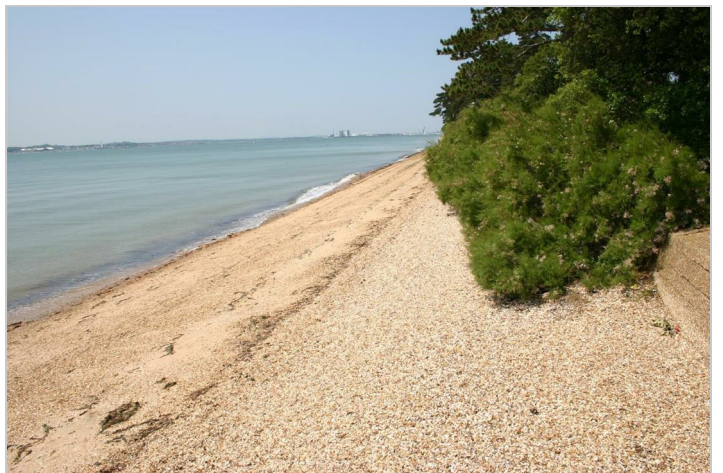
11'8" x 7'6" (3.56m x 2.30m)

Fitted with matching base and eye level units and drawers with worktops over, 1+1/2 stainless steel

sink unit with drainer and mixer taps, plumbing for washing machine, space for fridge freezer, built in oven with gas hob and extractor over, double glazed window to front aspect, vinyl flooring.

## Bathroom

Fitted with a three piece suite comprising panelled bath with shower over mixer taps, pedestal wash hand basin. low level WC, radiator, tiled flooring, opaque double glazed window to front aspect.



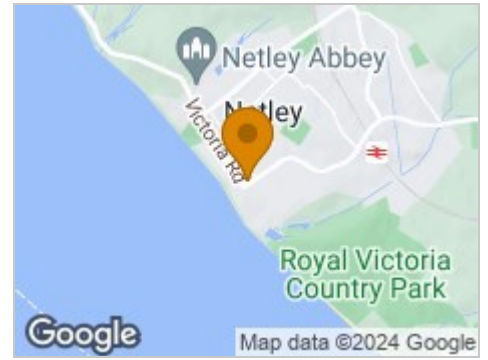
## Road Map



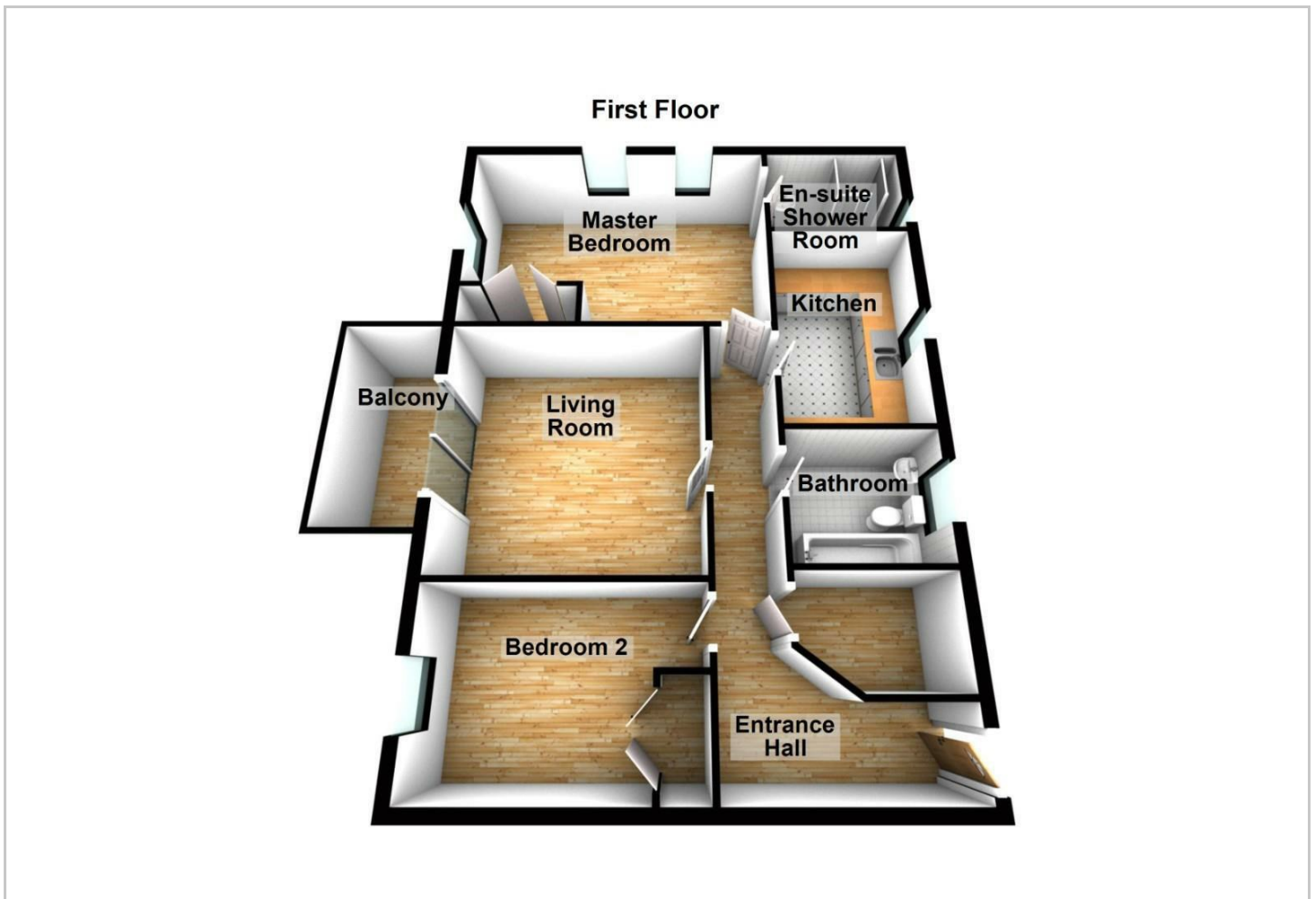
## Hybrid Map



## Terrain Map



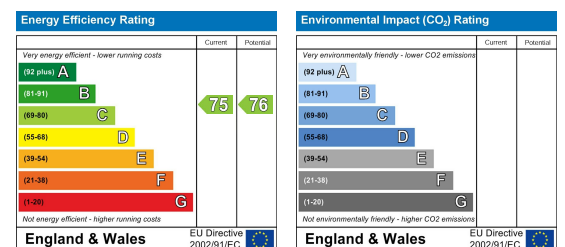
## Floor Plan



## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.