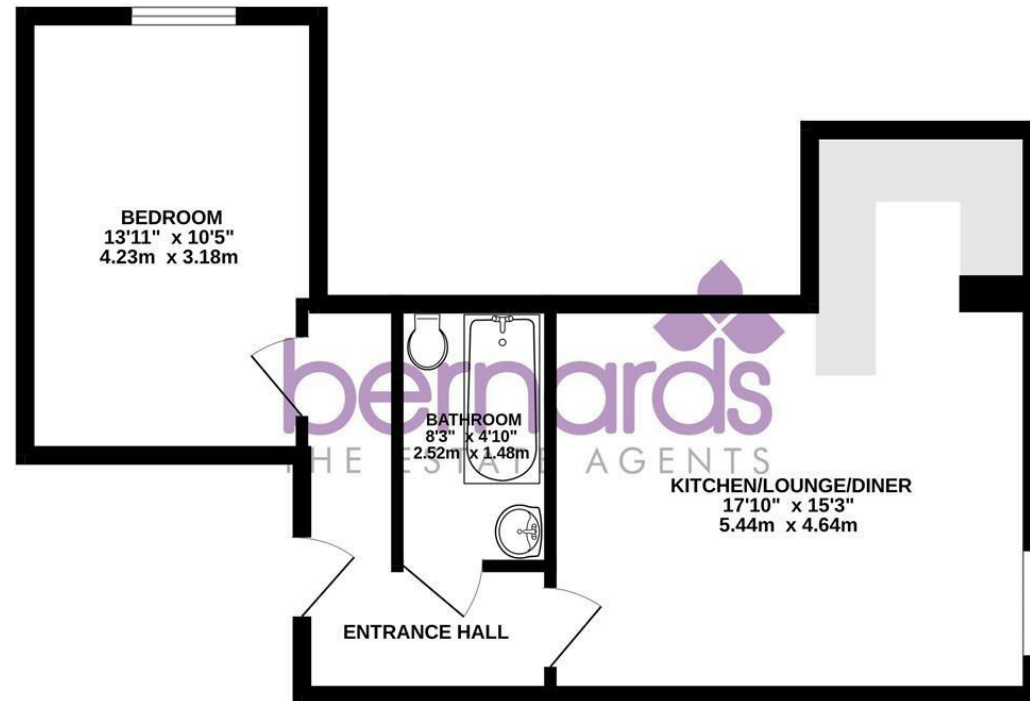


GROUND FLOOR
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 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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79 High Street, Fareham, Hampshire, PO16 7AX
t: 01329756500



Guide Price £140,000

Station Road, Southampton SO31 5AE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR FLAT
- ❖ ALLOCATED PARKING
- ❖ MODERN FINISH
- ❖ SECURE ENTRY
- ❖ NO FORWARD CHAIN
- ❖ SOUGHT AFTER LOCATION
- ❖ IDEAL INVESTMENT
- ❖ STORAGE SHED
- ❖ A MUST VIEW

We are delighted to introduce to the sales market, this well presented one bedroom apartment in the sought after location of Station Road, Netley.

Ideally situated in a desirable location, within walking distance of Royal Victoria Country Park, The Hard and Netley Recreation Ground, the location of this property is fantastic.

This ground floor apartment is comprised of a front aspect lounge, which is flooded with natural light.

Moving through, the kitchen is accessed via an opening from the lounge, creating a great entertaining space. The bathroom is finished to a modern standard and is a great size

Completing the property is the spacious double bedroom.

Complete with off road parking, an outside storage shed and being sold with no forward chain, we strongly recommend booking an internal viewing.

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
17'10" * 15'2" (5.44 * 4.64)

BEDROOM
13'10" * 10'5" (4.23 * 3.18)

BATHROOM
8'3" * 4'10" (2.52 * 1.48)

COUNCIL TAX BAND B

LEASE INFORMATION

Lease of 125 Years
Ground rent £150
Service Charge £1400

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an

agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

OFFER CHECK PROCEDURE

If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

SOLICITORS

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

LETTINGS INFORMATION

If you are considering buying this property as a buy to let investment, we would expect to achieve a figure in the region of £875PCM. This would provide a 7% gross return based on the current asking price. If you would like any further information about our residential letting services or just require general lettings advice, please call us on 01329756500 or email fareham@bernardsea.co.uk.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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www.bernardsestates.co.uk

