

enfields

Enfields Hythe 3 Marsh Parade, Hythe, Southampton, Hampshire, SO45 6AN

T 023 8084 9210 E sales-hythe@enfields.co.uk









First Floor Apartment

· Two Double Bedrooms

• En-Suite To Master

Kitchen/Diner

Allocated Parking

• Elevator To All Floors

• Secure Gated Parking Space • Living Room With Balcony

Intercom System

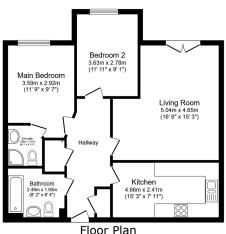
Viewing Highly Recommended











Floor area 73.5 m<sup>2</sup> (791 sq.ft.)

TOTAL: 73.5 m2 (791 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission

Enfields are pleased to offer to the market this two double bedroom first floor apartment with to elevator to first floor, gated entrance and allocated parking.

A welcoming hallway leads to two storage cupboards, a good sized family bathroom and a spacious kitchen/ breakfast room. There is space for a table and chairs and there is plenty of storage space. The living room benefits from direct garden access through double doors.

Both bedrooms are good sized doubles, with the master featuring a smart shower room en-suite. There is gas central heating, double glazing, allocated parking with secure gated entrance and well maintained communal areas. Located close to bus routes and useful local transport routes the flat would suit an owner or investor.

## **Energy Efficiency Rating** Current Potential Very energy efficient - lower running costs (92 plus) (81 - 91)82 83 (69-80)(55-68)(39-54)(21 - 38)Not energy efficient - higher running costs **EU Directive England & Wales** 2002/91/EC

## Google Reviews \*\*\*\*\*











## www.enfields-southampton.co.uk