



**Rowe  
& Co.**

**Flat 3, The Wren, 115 Woodmill Lane**

Southampton

In Excess of **£145,000**

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& Co.



## Flat 3

The Wren, Southampton

Offered with no forward chain is this spacious ground floor one bedroom apartment, the property has undergone renovation by the current owner and benefits a garage, private patio and parking. Accommodation comprises an entrance hall, bedroom, modern bathroom, kitchen / dining space and a lounge area. We anticipate a high level of interest an early viewing comes highly recommended.

### LOCATION

Woodmill Lane is a highly desired location due to its proximity to Bitterne Park Secondary and Bitterne Park Primary School. Bitterne Triangle is also within a short distance away and contains a superb variety of shops, cafe's and takeaways. Riverside Park is a fantastic location for family walks along the river Itchen or if you fancied a bit more adventure, why not try kayaking or paddle boarding at Woodmill Outdoor Activities Centre.

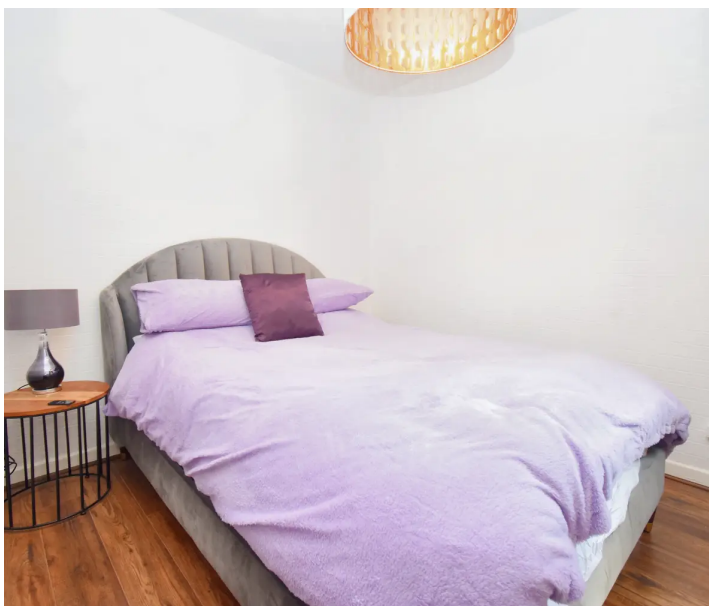
Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

EPC Environmental Impact Rating: E

- No Forward Chain
- Garage
- Modern Finishings
- Ground Floor
- Private Patio Area
- Long Lease
- Spacious Reception Space



# Flat 3

The Wren, Southampton

## INSIDE

You enter the property into an entrance hall which has a storage cupboard and doors leading to all rooms. To one side is the master bedroom which has a window to the front aspect. The modern fitted bathroom has a window to the front and is fitted with a panel enclosed bath with shower over, wash hand basin, W/C and heated towel rail. The main living area is to the rear of the apartment and has been laid to oak effect flooring with two large storage cupboards, there is a dining area with plenty of space for a table and chairs, this leads to the kitchen which has a window to the front, breakfast bar and matching range of wall and base level units with space for free standing appliances and integrated oven & hob. The lounge area is a cosy room with space for free standing furniture and a large window and door leading to the private patio area.

## OUTSIDE / LEASE DETAILS

Externally the property benefits a garage, parking and small area of communal grass, to the rear of the apartment is a private paved seating area ideal for a table and chairs.

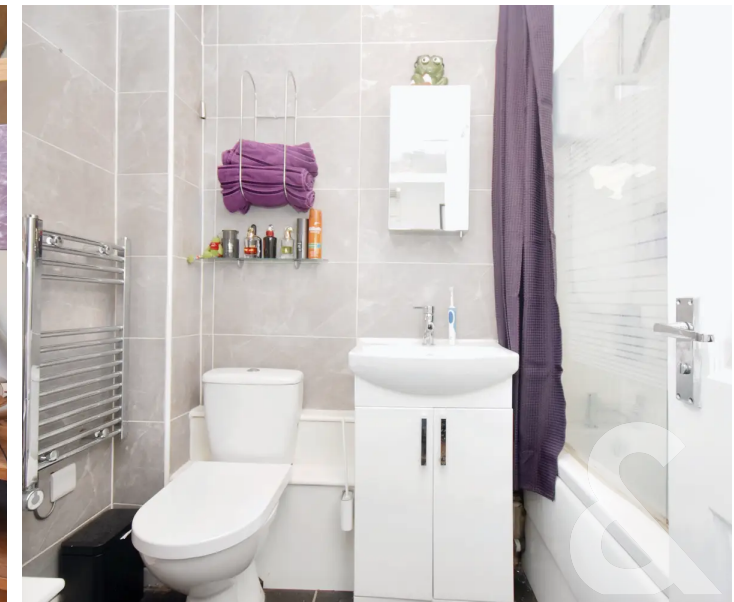
Remaining Lease – 948 Years.

Service Charge – £1,406 PA.

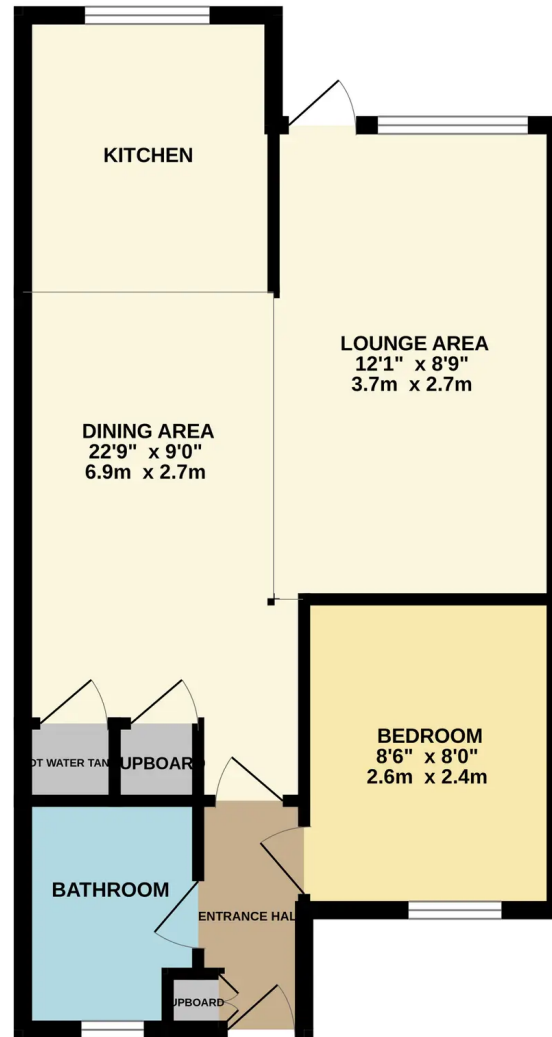
Ground Rent - £15 PA.



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GROUND FLOOR



**REQUEST  
VIEWING**



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 omission or mis-statement. This plan is for illustrative purposes only and should be used as such by the 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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(GOTTA BE QUICK!)