



**Hulton Close, Southampton SO19 9TY**

**welcome to**

## **Hulton Close, Southampton**

Available with NO ONWARD CHAIN, don't miss out on viewing this fantastic 1 bedroom top floor flat. The property features a spacious lounge/diner, modern kitchen and bathroom, access to communal garden and 1 allocated parking space. Situated in a desirable waterside location, contact us today!

### **Entrance Hall**

Electric storage heater, carpeted, loft hatch, fuse box, doors to bedroom, lounge and bathroom.

### **Lounge/Diner**

15' 4" x 10' 5" ( 4.67m x 3.17m )

Double glazed patio doors leading to Juliet balcony, carpeted, electric storage heater, TV point, door leading to kitchen.

### **Kitchen**

5' 9" x 9' 9" ( 1.75m x 2.97m )

Double glazed window to side aspect, wall and base cupboard units, white glass units, stone style worktops, integrated metal sink with drainer, electric hob, electric oven, extractor, freestanding washing machine and fridge/freezer.

### **Bedroom 1**

9' 5" x 12' 11" ( 2.87m x 3.94m )

Double glazed window to the front aspect, electric radiator, fitted wardrobe, carpeted.

### **Bathroom**

Laminate flooring, half tiled walls, wash hand basin, w/c, bath with shower over, mirrored wall unit, electric heater, extractor fan.

### **Loft Space**

Partially boarded, loft ladder, light and power.

### **Rear Garden**

Communal lawned garden, access from side gate.





**We're delighted to welcome to the market this 1 bedroom top floor flat, located in a desirable waterside location.**

**Inside, the property features a spacious living room with patio doors leading to a Juliet balcony and plenty of space for a dining table and chairs. The kitchen is modern and functional, with plenty of storage and worktop space. The bedroom is generously sized, filled with natural light and offering plenty of room for storage. The modern bathroom features a bath with overhead shower, adding convenience.**



**Outside, there are lawned communal rear gardens, ideal for those needing access to an outdoor space. Although, the property itself is located in an ideal waterside location, offering stunning views and plenty of nice walks. The property comes with one allocated parking space.**



***view this property online*** [fox-and-sons.co.uk/Property/BIT112371](https://fox-and-sons.co.uk/Property/BIT112371)





**welcome to**

## **Hulton Close, Southampton**

- Top Floor Flat
- 1 Bedroom
- Lounge/Diner
- Modern Kitchen
- 1 Allocated Parking Space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 1993. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£155,000**



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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

**view this property online** [fox-and-sons.co.uk/Property/BIT112371](http://fox-and-sons.co.uk/Property/BIT112371)



Property Ref:  
BIT112371 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



**023 8044 6724**



[Bitterne@fox-and-sons.co.uk](mailto:Bitterne@fox-and-sons.co.uk)



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 1BY



**[fox-and-sons.co.uk](http://fox-and-sons.co.uk)**