



**Runnymede, West End, Southampton SO30 3BG**

**welcome to**

## **Runnymede, West End Southampton**

BOOK TO VIEW!!

Don't miss out on viewing this 2 bedroom first floor flat, located in the desirable area of West End. The flat features a private balcony, communal gardens, private and off street permit parking and a modern shower room. Contact us to find out more!

### **Entrance Porch**

Access to all rooms, carpet throughout, storage cupboard.

### **Entrance Hall**

Communal entrance, stairs leading to property.

### **Lounge**

11' 11" x 12' 11" ( 3.63m x 3.94m )

Gas radiator, good size living space, carpet throughout, archway leading to kitchen, double glazed window to the front aspect, access to balcony.

### **Kitchen**

8' 3" x 7' 6" ( 2.51m x 2.29m )

Double glazed window to the rear aspect, electric oven, gas hob, freestanding fridge/freezer, space for washer/dryer, stainless steel sink and drainer, wall and base cupboard units.

### **Bedroom 1**

12' 3" x 8' 10" ( 3.73m x 2.69m )

Gas radiator, carpet throughout, double glazed window to the front aspect, freestanding wardrobe.

### **Bedroom 2**

11' 4" x 8' 9" ( 3.45m x 2.67m )

Carpet throughout, double glazed window to the rear aspect, gas radiator.

### **Shower Room**

W/c, wash hand basin with storage unit, tiled, walk-in shower, double glazed window to the rear aspect, under floor heating, heated towel rail.

### **Outside**

South facing balcony and access to communal gardens.







**New to the market is this 2 bedroom first floor flat, located in the desirable West End area.**

**The flat features a bright and spacious lounge with access to the South facing balcony. The fitted kitchen is functional with plenty of storage and space for appliances. Further features include two double bedrooms and a modern shower room boasting under floor heating.**

**Outside, not only do you have the private balcony, you have access to the shared communal gardens. There is permit parking available which is currently £100 annually.**

**Located in the desirable West End area, Runnymede is near to local amenities and provides easy access to the M27.**



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## Runnymede, West End Southampton

- First Floor Flat
- 2 Bedrooms
- Lounge
- Modern Shower Room with Under Floor Heating
- Communal Gardens

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2095.40

Ground Rent: 189.56

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1973.

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

**£165,000**



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)

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Property Ref:  
BIT112419 - 0007

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