



**Home Spinney House, River View Road, Southampton SO18 1UD**

***welcome to***

## **Home Spinney House River View Road, Southampton**

WATERSIDE LOCATION!

Nestled in the desirable area of Bitterne Park, don't miss out on viewing this 1 bedroom retirement flat. Situated close to local amenities with communal gardens, parking and a modern shower room, contact us today to arrange a viewing!

### **Entrance Porch**

Communal secured access, lift up to 3rd floor.

### **Entrance Hall**

Carpet throughout, access to all rooms, storage cupboards.

### **Lounge**

15' 2" x 10' 8" ( 4.62m x 3.25m )

Double glazed window to the rear aspect, carpet throughout, electric heating, arch leading to kitchen.

### **Kitchen**

7' 4" x 5' 5" ( 2.24m x 1.65m )

Wall and base cupboard units, freestanding white goods, stainless steel sink and drainer.

### **Bedroom One**

11' 10" x 8' 7" ( 3.61m x 2.62m )

Electric heating, double glazed window to the rear aspect, built in storage, carpet throughout.

### **Shower Room**

W/c, wash hand basin, walk-in shower, laminate flooring, tiled walls, extractor fan.







**Discover this inviting one bedroom retirement flat nestled in Bitterne Park. This well-appointed residence features a spacious living room, which seamlessly flows into the fitted kitchen through an archway. The modern shower room adds convenience and comfort to daily living.**

**Step outside to enjoy the beautifully maintained communal gardens, perfect for relaxation. Additionally, residents benefit from convenient parking options.**



**Set in a lovely waterside location, this flat is close to a variety of local amenities, making it an ideal choice for those seeking a peaceful yet accessible retirement lifestyle.**



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## Home Spinney House River View Road, Southampton

- 1 Bedroom Retirement Flat
- Lounge
- Fitted Kitchen
- Modern Shower Room
- Communal Gardens

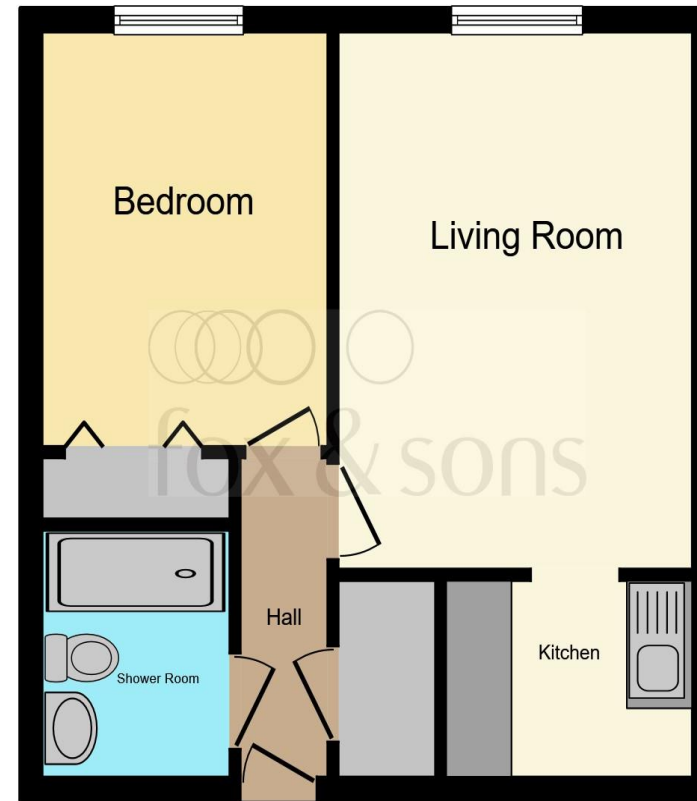
Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: A Service Charge: 2330.00

Ground Rent: 466.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £90,000



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:

BIT112368 - 0002

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