



**The Gatehouse, Cobbett Road, Southampton SO18 1HJ**

***welcome to***

## **The Gatehouse Cobbett Road, Southampton**

**MUST SEE!!**

This charming one bedroom first floor flat is modern throughout and boasts a residents only swimming pool, garage en bloc, lounge/diner, fitted kitchen and bathroom. Situated in the desirable area of Bitterne Park, a viewing is highly recommended!

### **Entrance Porch**

Secure intercom communal entrance, stairs leading to first floor.

### **Entrance Hall**

Laminate flooring throughout, access to all rooms, intercom, storage cupboards.

### **Lounge**

16' 6" x 13' 10" ( 5.03m x 4.22m )

Laminate flooring throughout, two double glazed windows to the rear aspect, TV point, gas radiator, space for dining table.

### **Kitchen**

7' 11" x 6' 11" ( 2.41m x 2.11m )

Wall and base cupboard units, electric oven and hob, freestanding fridge/freezer, washing machine, integrated dishwasher, stainless steel sink and drainer.

### **Bedroom One**

16' 7" x 9' 3" ( 5.05m x 2.82m )

Laminate flooring, double glazed window to the front aspect, gas radiator, wardrobe space.

### **Bathroom**

Bath with overhead shower, w/c, wash hand basin unit, heated towel rail, extractor fan.

### **Garage**

Garage en bloc with electrics and power.







**Fox & Sons are delighted to bring to the market this modern one bedroom flat, located on the first floor of the building.**

**Inside, this home boasts a spacious lounge with ample space for a dining table and chairs. There is a modern fitted kitchen, bathroom and one well-appointed double bedroom.**

**Outside, there is a communal swimming pool, for use by residents only, and a garage en bloc.**

**The Gatehouse is located in the desirable area of Bitterne Park, with local amenities, schools and parks nearby. There is great access to the city centre, ideal for those needing to commute.**

**A viewing is highly recommended to appreciate this fantastic home!**



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## The Gatehouse Cobbett Road, Southampton

- First Floor Flat
- One Double Bedroom
- Communal Swimming Pool for Residents
- Garage en Bloc
- Modern Throughout

Tenure: Leasehold EPC Rating: C

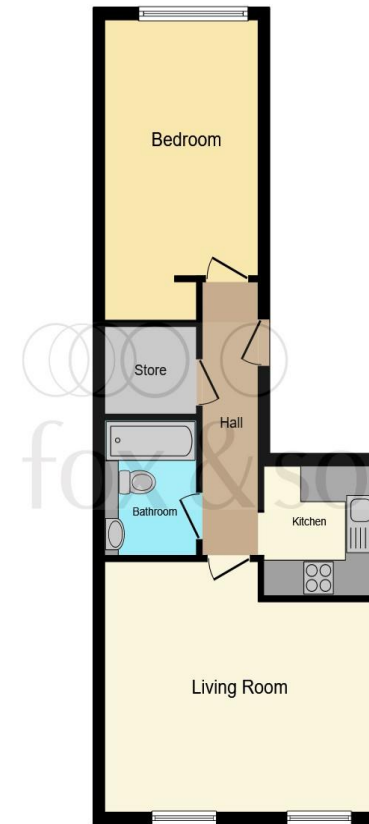
Council Tax Band: A Service Charge: 2040.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 299 years from 05 Sep 2025.  
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

**£140,000**



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:  
BIT112703 - 0004

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