

1 Waltons Court, Renda Road, Holbury, SO45 2LZ



Occupying a popular spot enjoying an outlook to the front over a playing field comes this well presented two bedroom GROUND FLOOR MAISONETTE. Internally the full accommodation comprises of entrance hall, lounge, kitchen, two double bedrooms and a white suite bathroom. Outside you'll find an enclosed garden to the front with an outside store and allocated parking space. With further benefits including double glazing and gas central heating and ideal for so many purposes including that of Investment, call us now to book a viewing.

Entrance Hall

Lounge 13' 7" x 11' 0" (4.14m x 3.35m)

Kitchen 7' 7" x 7' 1" (2.31m x 2.16m)

Master Bedroom 11' 0" x 10' 0" (3.35m x 3.05m)

Bedroom Two 11' 0" x 10' 0" (3.35m x 3.05m)

Bathroom

Front Garden

Enclosed and laid to lawn with patio area.

Off Road Parking

Allocated for one vehicle.

Lease Details

We understand there is the remainder of a 999 year lease and await the full ground rent details.

GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.

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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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Directions

Follow the postcode SO45 2LZ on your sat nav.

Council Tax Banding – A - New Forest District Council.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	70	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address:

1 Waltons Court

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Please note: Whilst we endeavour to make our details accurate & reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you. Do so particularly if contemplating travelling some distance to view the property. The mention of any appliances and/or services within these particulars does not imply that they are in full and efficient working order.