



**Berryfield Court, Bursledon Road, Hedge End, Southampton SO30 0BN**



**welcome to**  
**Berryfield Court Bursledon Road, Hedge End Southampton**

two bedroom retirement flat situated in the popular location of Hedge End. This property is on the second floor and benefits from a lounge/diner, kitchen, two double bedroom, bathroom and communal areas throughout the accommodation!





Total floor area 65.1 m<sup>2</sup> (700 sq.ft.) approx

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)



#### **Entrance Hall**

#### **Lounge/diner**

21' 6" Max x 10' 7" ( 6.55m Max x 3.23m )

#### **Kitchen**

5' 9" x 9' ( 1.75m x 2.74m )

#### **Bedroom 1**

15' 4" Max x 9' 1" ( 4.67m Max x 2.77m )

#### **Bedroom 2**

11' 10" max x 9' 7" ( 3.61m max x 2.92m )

#### **Bathroom**

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## Berryfield Court Bursledon Road, Hedge End Southampton

- SECOND FLOOR
- LIFT IN BLOCK
- LOUNGE/DINER
- COMMUNAL GARDEN
- LAUNDRY AND DAY ROOM

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HEE105474 - 0005

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