



RICHMONDS

# Tichborne House, Lower Northam Road, SO30 4FH

£180,000

A two double bedroom top floor flat with a modern kitchen and bathroom and a neutral décor throughout. An added benefit to this property is the parking and being offered for sale with no forward chain. An internal inspection is strongly recommended.

## Accommodation

Personal hallway:	Radiator, security entrance phone.
Sitting room:	13"8 x 14"9 (4.17m x 4.50m) Two windows, radiator
Kitchen:	11"6 x 5"10 ( 3.51m x 1.78m) A modern fitted kitchen with oven, hob with splashback and extractor above, concealed boiler, radiator, window, washing machine, space for fridge freezer.
Bedroom 1:	14"8 including wardrobe depth x 9"6 ( 4.47m including wardrobe depth x 2.90m) Windows, radiator, large double wardrobe
Bedroom 2:	9"5 x 8"4 ( 2.87m x 2.54m) Radiator, window, wardrobe cupboard
Bathroom:	White suite comprising: Wash basin with drawer underneath, WC, bath with screen & shower, radiator extractor fan.

## Other Information

Tenure:	Leasehold. Length of lease: 125 Years from 1994
Approximate age:	1994
Charges:	Ground Rent: £180 Per Annum Service Charge: £1787 Per Annum. Please verify via a solicitor prior to purchasing

Energy Rating: C

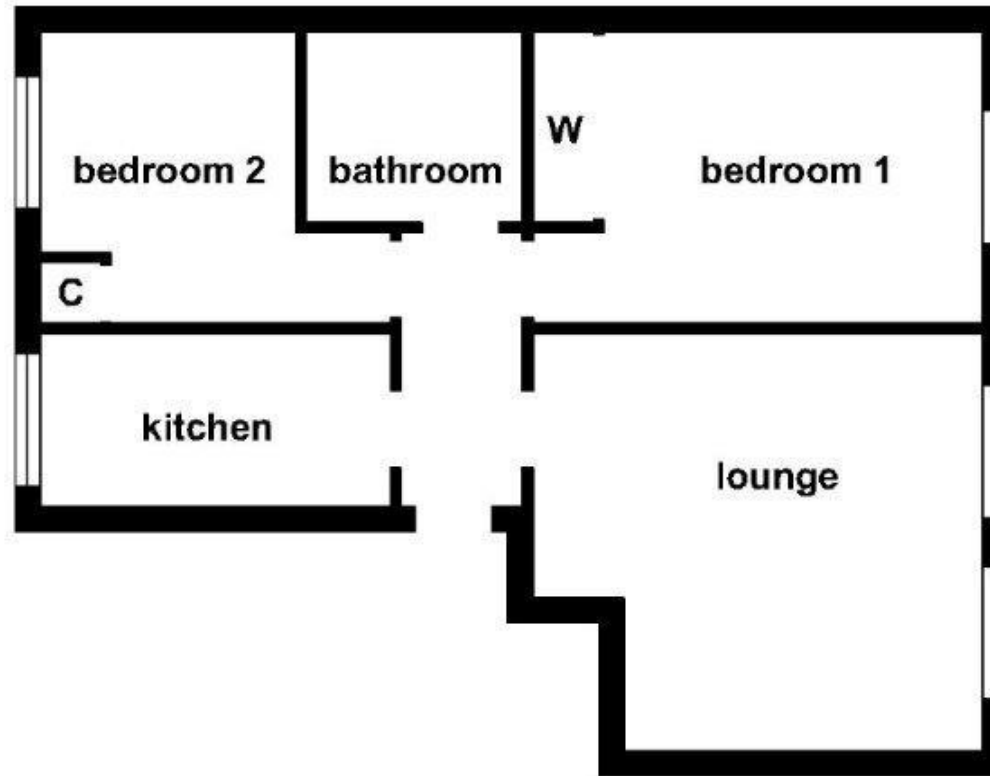
## Local Information

Council tax:	Band B
Local Authority:	Eastleigh Borough Council

## Outside

There is ample parking for the residents to the rear of the block where the entrance is located. There are also visitor spaces to the front on the right hand side of the car park (x 4) and visitor spaces to the rear. This information has been provided by the current owner and all prospective purchasers must seek verification from a solicitor prior to purchasing.

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone [01489 789933](tel:01489789933), email [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**ARROWS SHOW EXTENT OF MEASUREMENTS  
SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY**

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

