



RICHMONDS



## White's Way, Hedge End, Southampton, SO30 2JX

OIEO £220,000

A two double bedroom second floor apartment with garage. This well-presented property consists of a large open plan lounge/diner/kitchen with various fitted appliances. There is a balcony accessed via doors from the lounge area making this a light and airy entertaining space. Both bedrooms have fitted wardrobes with the master bedroom having the additional benefit of an ensuite bathroom. There is ample storage within the hallway and a family bathroom.

Externally, there is a garage beneath the neighbouring property with up and over door to the front. This property is offered for sale with no onward chain.

The property is located within Dowds Farm and sits within walking distance of the highly desired Wellstead Primary School. The train station is a short distance away as are local shops and food establishments.

### Other Information

Tenure: Leasehold

Lease Length: 999 years from new

Maintenance Charge - £1,800 per annum (on all charges, please seek verification from your solicitor)

Ground Rent - £100 per annum

Approximate Age: 2006/07

Heating: Gas central heating

Windows: UPVC double glazing

Parking Garage: 2<sup>nd</sup> from the left as you look at the garages

Energy Rating: B

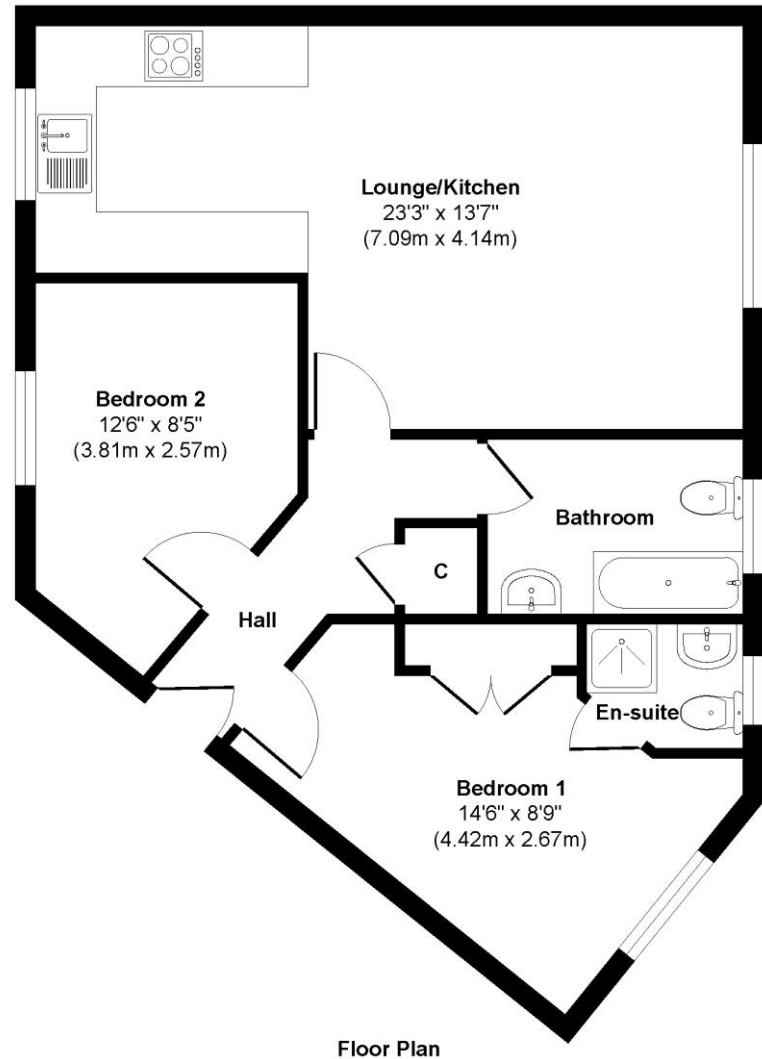
Sellers Position: No onward chain

### Local Information:

Council Tax: B

Local Authority: Eastleigh Borough Council





Floor Plan

Approx. Gross Internal Floor Area 612 sq. ft / 56.85 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

| Energy Efficiency Rating                           |          | Current                 | Potential |
|--|----------|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |          |                         |           |
| (92+)  | <b>A</b> |                         |           |
| (81-91)  | <b>B</b> |                         |           |
| (69-80)  | <b>C</b> | <b>81</b>               | <b>81</b> |
| (55-68)  | <b>D</b> |                         |           |
| (39-54)  | <b>E</b> |                         |           |
| (21-38)  | <b>F</b> |                         |           |
| (1-20)   | <b>G</b> |                         |           |
| <i>Not energy efficient - higher running costs</i> |          |                         |           |
| <b>England &amp; Wales</b>                         |          | EU Directive 2002/91/EC |           |

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**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**

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