



RICHMONDS

# Lambourne House, Mallow Road, Hedge End, SO30 4TQ

£162,500

A large one-bedroom apartment positioned on the first floor with woodland views to the rear.

Features include a spacious lounge/dining room, double bedroom with wardrobe, bathroom with shower and a fitted kitchen. There is refitted double glazed windows, electric heating, ample loft space and room for a rotary clothesline outside. The property is offered with no chain.

The flat has one allocated parking space in the car park to the right of the property but there is also plenty of additional visitor parking.

## Other Information

Tenure: Leasehold (91 years left on lease)

Management Fee: £48.78 per month

Ground Rent: £40.00 per year (for all charges, please seek verification from your solicitor)

Approximate Age: 1990

Heating: Electric heating

Windows: Double glazed

Energy Rating: D

Sellers Position: Vacant

## Local Information:

Council Tax: A

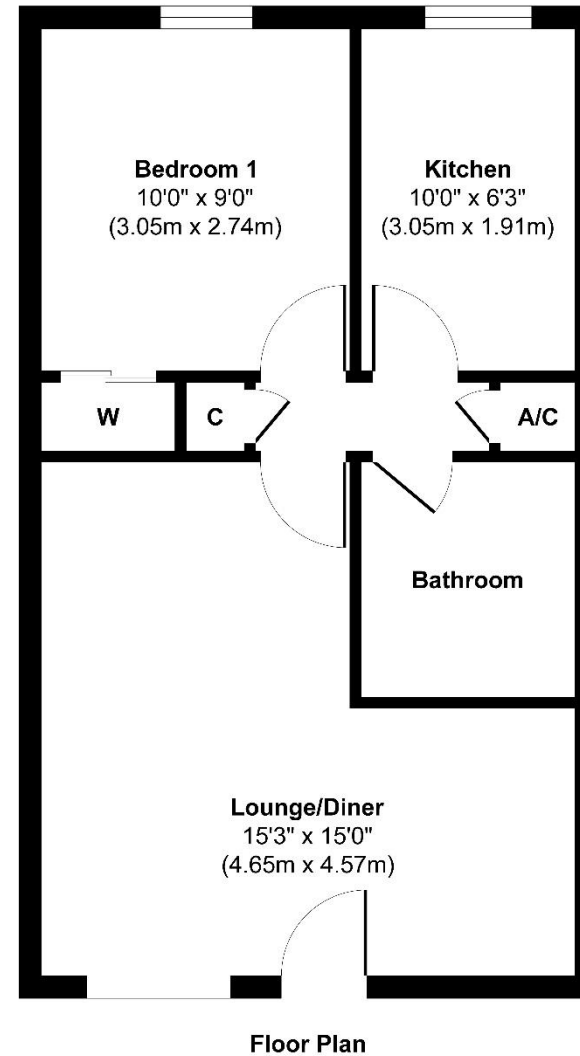
Local Authority: Eastleigh Borough Council





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>		
(55-68) <b>D</b>	64	76
(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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Approx. Gross Internal Floor Area 431 sq. ft / 40.04 sq. m  
Illustration for identification purposes only. Measurements are approximate, not to scale.  
 Produced by Elements Property

**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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