



RICHMONDS

Rostron Close, West End, Southampton, SO18 3AF

£190,000

A large two-bedroom apartment with a light and neutral décor throughout located in West End.

This lovely home is presented in immaculate order and benefits from a spacious living room and a modern kitchen. There are two good-sized bedrooms with an en-suite off the master bedroom, and a further bathroom with a shower over the bath.

Outside, there is one allocated parking space.

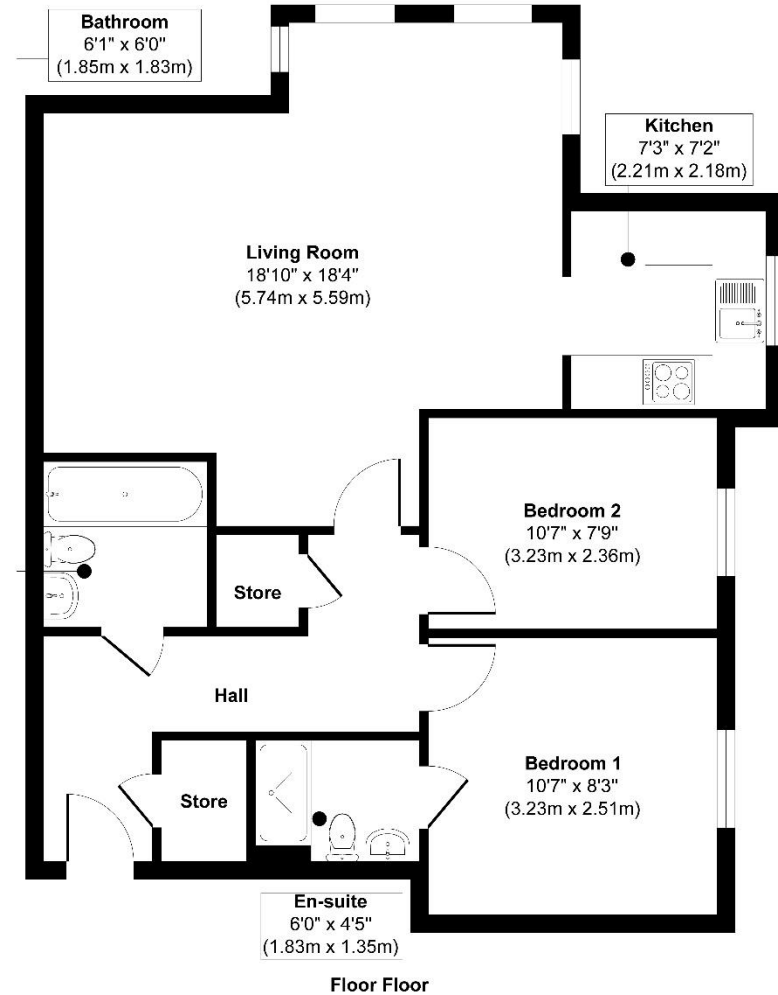
Other Information

Tenure: Leasehold (85 years remaining on lease)
Service Charge: £1086.33 per year
Ground Rent: £225.00 per year (on all charges, please seek verification from your solicitor)
Approximate Age: Built 2010
Heating: Gas central heating (Boiler make - Glowworm Ultracom 12hxi)
Windows: Double glazing
Energy Rating: B
Parking: One allocated parking space
Sellers Position: No forward chain

Local Information:

Council Tax: C
Local Authority: Eastleigh Borough Council





Approx. Gross Internal Floor Area 715 sq. ft / 66.42 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+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
	81	81
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM

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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