

FOR SALE



236 Winchester Road

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £165,000


MARTIN&CO



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2 Bedrooms, 2 Bathroom

Asking Price Of £165,000

- Ground Floor
- Patio
- Ensuite
- Integrated appliances
- Gas central heating



In the popular and convenient area of Southampton close to amenities, transport links, Southampton Common, Sports Centre and Southampton General Hospital. There is also a bus stop directly outside the development.

Entry to the building is via a secure communal door with an intercom entry system, lift and stairs provide access to all floors.

The living room is of a good size with french doors leading to patio area. The kitchen has a good range of wall and base units and integrated appliances. It also benefits space for dining room table and chairs.

The two bedrooms are both doubles with an en-suite shower room to the master.

Outside, there are landscaped communal gardens.

This property does not have parking although the owner advises that a parking permit is obtainable for near by roads.

Hall - 3.36m x 1.36m
 Lounge/dining - 4.93m x 4.74m
 Bed 1 - 4.98m x 3.27m
 Ensuite - 2.7m x 1.47m
 Bed 2 - 3.23m x 2.85m
 Bathroom - 2.20m x 1.81m

Tenure - Leasehold

Years remaining - 109 years

Ground rent - £389.22pa next increase 2037

Service charges - £2000.08pa



Southampton City Tax band B

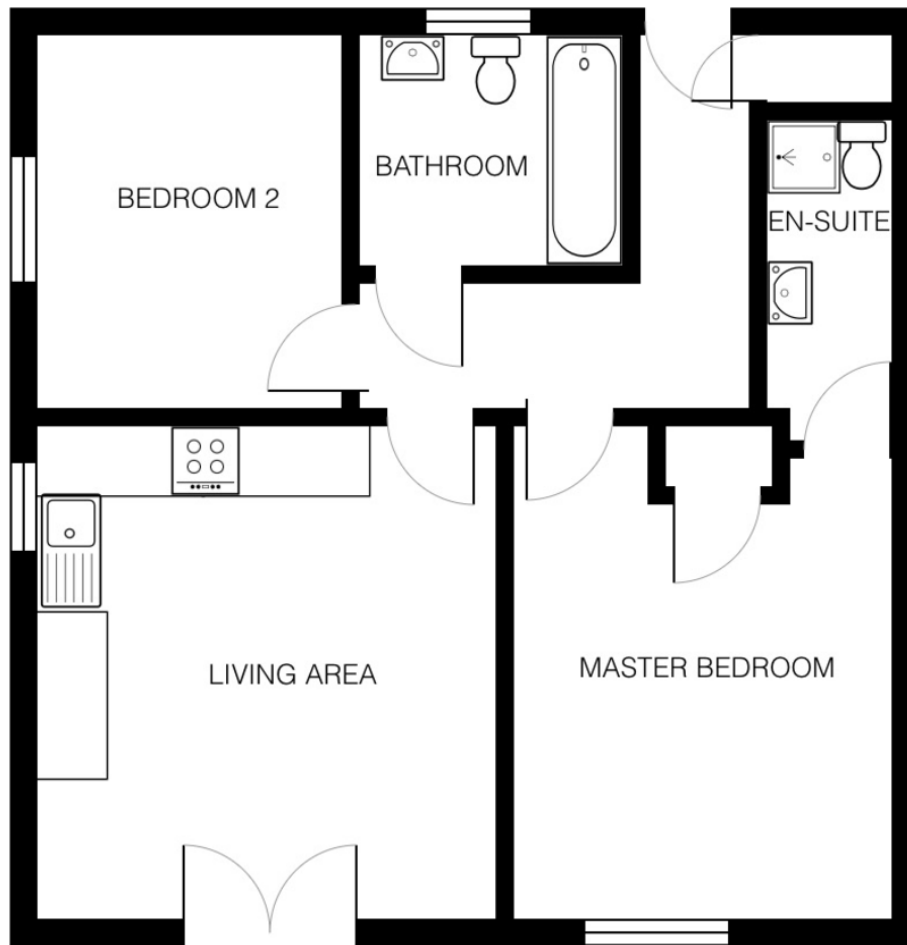
Energy Performance rate C





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		





Martin & Co Southampton City

46 London Road • Southampton • SO15 2AH
T: 02380 988881 • E: southamptoncity@martinco.com

02380 988881
<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.