

**FOR SALE**



**199 Coxford Road**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £180,000**



## 199 Coxford Road

2 Bedrooms, 1 Bathroom

Asking Price Of £180,000

- Third floor
- 2 Bed
- Juliet Balcony
- Close to General Hospital
- Good travel links

Access to the development is via a communal entrance hall and security entry phone system. Stairs leading to all floors with private entrance door to the apartment.

Entrance hall leads to all rooms and has a two storage cupboards. There is an open plan living area with door leading onto a Juliet balcony to front aspect. The fitted kitchen is arranged with wall and base units, contrasting work surfaces, built-in cooking appliances and space for a washing machine and fridge freezer.

The two bedrooms are both comfortable doubles, the master has a built-in wardrobe. The bathroom is fitted with a modern suite.

Outside, there is a roof terrace.

The flat comes with a private car parking space at the rear of the property and visitor parking. Bins and Bicycle sheds on site.

HALL Carpeted with coat hooks.

BATHROOM 2.62m X 1.92m Neutral décor white suite comprising hand basin, low level WC, paneled bath with shower over, glass screen.

LOUNGE 5.09m x 4.64 Neutral décor, with carpets. Juliet balcony to front aspect.

KITCHEN 3m x 2.97m. Good range of wall and base units, vinyl flooring. Stainless steel sink, gas hob electric oven with extractor.

BEDROOM 1 4.20m x 2.67. Double room neutral décor and carpets, fitted wardrobe. Front aspect.

BEDROOM 2 3.09m x 2.14m. Double room, neutral décor and carpet.







OUTSIDE Gated car park to allocated space and visitors spaces, bicycle shed and bin store.

#### OTHER INFORMATION.

Tenure – Leasehold 2166 expiry

Service charge £1836.00 pa

Ground rent £250 fixed

Telephone points: Yes

Terrestrial TV aerial Yes

Broadband - subject to connection

Sky Point No

Smoke alarms Yes

Security Alarm No

Gas central Heating

Southampton city council tax band B

Energy Performance rate B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	83	83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
www.epc4u.com		



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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