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 $5.09m \times 4.64$ 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

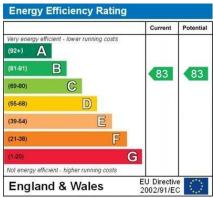
Energy Performance rate B











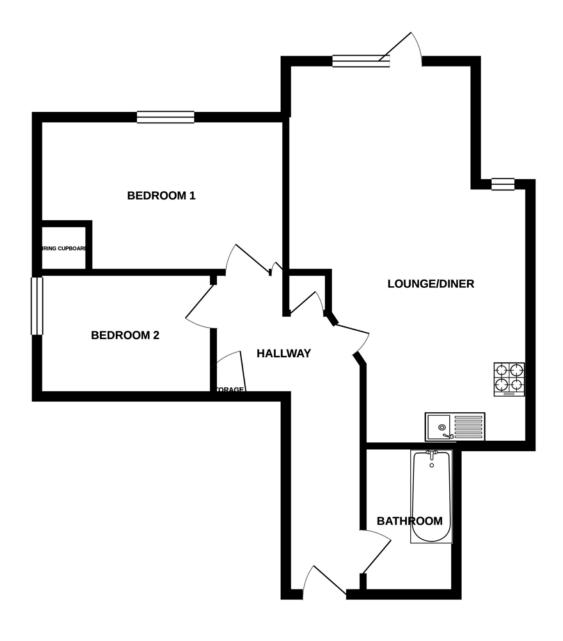
WWW.EPC4U.COM







GROUND FLOOR



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 jour ney 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.

