

**FOR SALE**



**236 Winchester Road**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £190,000**

**MARTIN&CO**





Entry to the building is via a secure communal door with an intercom entry system, safety mailboxes are situated on ground floor, lift and stairs provide access to all floors.

This property is on the top floor. Prior to the main flat door there is a door to a good sized vestibule. Upon entering the flat you are greeted by an entrance hall offering a built-in storage cupboard.

5.43m x 3.69m The LIVING/DINING room is of a good size with french doors with juliet balcony.

The KITCHEN comprises of eye and base level cupboards and drawers, roll edge work surfaces with complimentary tiling, integrated appliances, sink with drainer unit, gas hob and integrated oven. Space for dining room table and chairs.

3.37m x 3.01m. BEDROOM 1 is a double room and benefits an ENSUITE shower room comprising shower cubicle, low level WC and hand basin.

2.61m x 1.62m. Main BATHROOM comprises panel bath, hand basin and low level WC.

BEDROOM 2 3.52m x 2.43m. Double room

OUTSIDE There are landscaped communal gardens and allocated off road parking for one vehicle.

Offered with no forward chain.

- Modern Apartment
- 2 Bedrooms
- Kitchen/diner
- Ensuite to Master bedroom
- Gas central heating
- Allocated parking
- Walking distance to shops and amenities

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	81	81
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		



Tenure - Leasehold

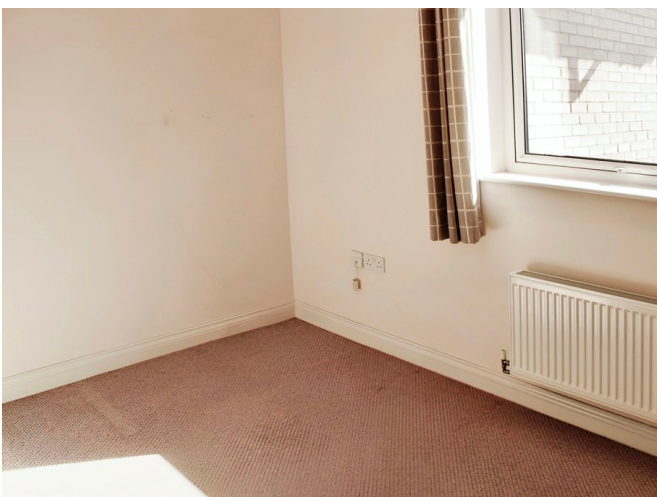
Lease years remaining 109

Service charges pa - £2000

Ground rent pa £390

Energy Performance Rate B

Southampton City Council Tax band B



---

## 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.