



32 Luck Road, Bursledon, SO31 8LR

Asking Price £269,995

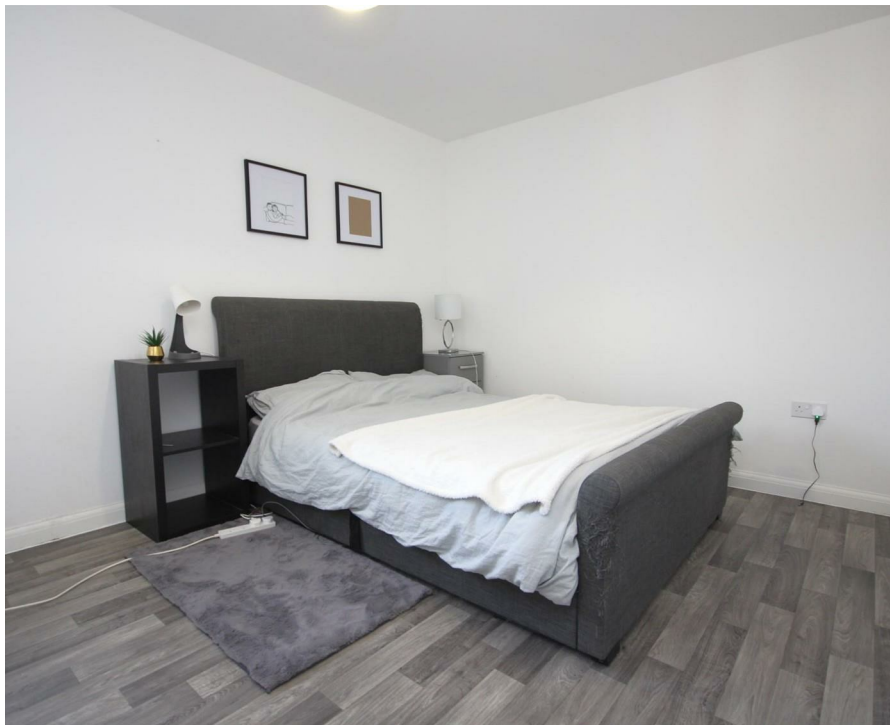


Luck Road |
Bursledon | SO31 8LR
Asking Price £269,995

W&W are delighted to offer for sale this well presented '2018' built first floor two bedroom apartment. The property boasts two double bedrooms, impressively sized 23'4ft kitchen/dining/living room, bathroom, garage and parking space.

The property is conveniently situated close to local schools, shops and amenities with the pretty village of Hamble with its broad range of pubs and restaurants on its doorstep. The Royal Victoria Country Park is also just a short drive away, which is set in two hundred acres of park and woodland, on the shores of Southampton Water. Both Southampton Airport and all main motorway access route are also close by enabling easy access for Winchester, Portsmouth, Chichester, Guildford and London.





Well presented two double bedroom '2018' built first floor apartment

Welcoming entrance hall benefitting from two built in storage cupboards

Impressive 23'4ft open plan kitchen/dining/living room with southerly facing balcony overlooking a green to the front

Modern kitchen boasting built in oven, hob, dishwasher, washer/dryer & fridge/freezer

Main bedroom with southerly facing balcony overlooking the green

Additional bedroom with window to the rear

Modern family bathroom comprising three piece white suite & attractive wall tiling

Garage & allocated parking

Ground rent charge approx. £200 PA & the seller believes that this is reviewed every 15 years

Service charge approx. £1260 PA

995 Years remaining on the lease

Communal facilities include; gardens, parking, bin store & bike store

There are solar panels on the building roof

ADDITIONAL INFORMATION

Property construction - Traditional brick built

Electricity supply - Mains

Water supply - Mains

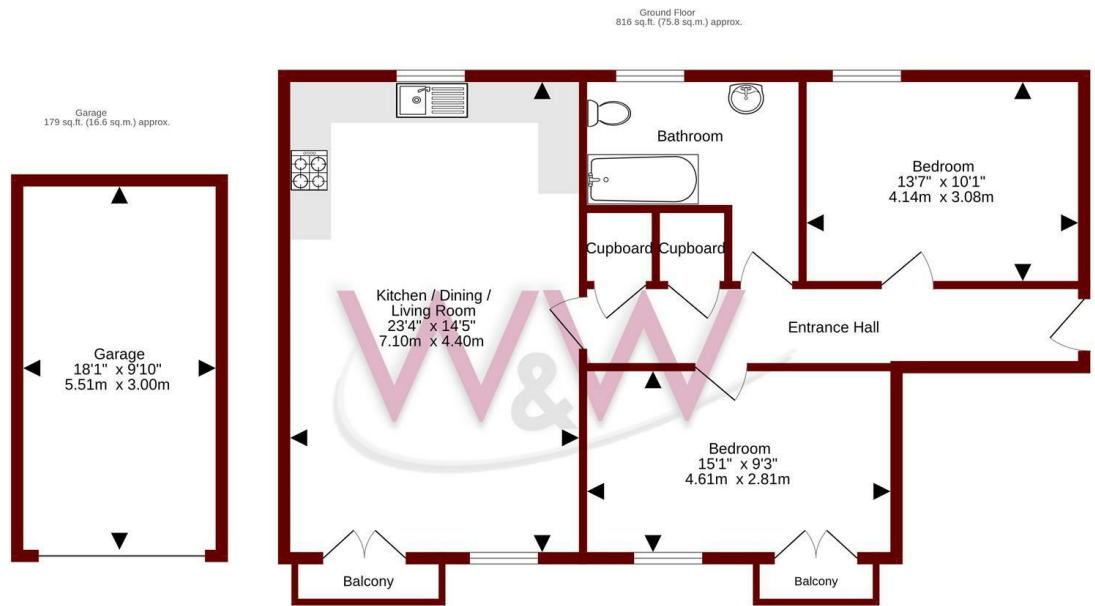
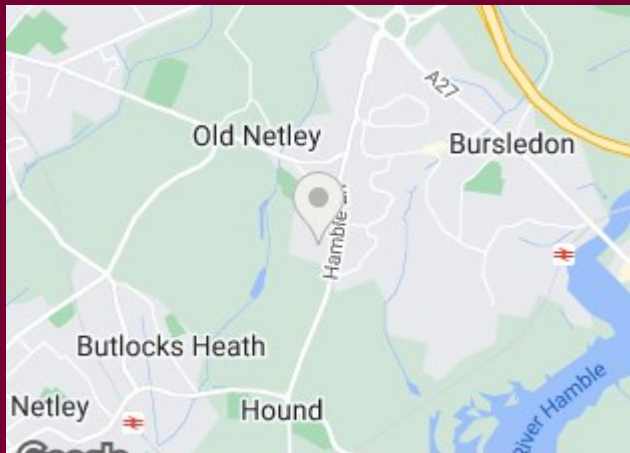
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property and the seller informs us that this is supplied by EE

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

The current seller informs us that they have mobile signal and are no current black spots. Please check here for all networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 995 sq.ft. (92.4 sq.m.) approx.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		90	90
(81-91) B			
(69-80) C			
(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	

Council Tax Band - B - £1560.23 Per Annum

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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