

for sale

£175,000



Swan Court Cobden Avenue Southampton SO18 1FW

This spacious two double-bedroom ground floor flat, with its own private entrance, offers a perfect blend of comfort and convenience. The property features generously sized bedrooms, a bright and airy living area, and a well-equipped kitchen.

Swan Court Cobden Avenue Southampton SO18 1FW

Entrance Hallway

Communal Parking and communal gardens.

Lounge/Kitchen

24' 5" max x 18' 4" max (7.44m max x 5.59m max)

Double glazed window to the front and side aspect and radiator

Bedroom One

12' 2" max x 10' (3.71m max x 3.05m)

Double glazed window to the front aspect with radiator and large storage cupboard

Bedroom Two

12' 6" x 8' 6" (3.81m x 2.59m)

Double glazed window to the front aspect and radiator

Bathroom

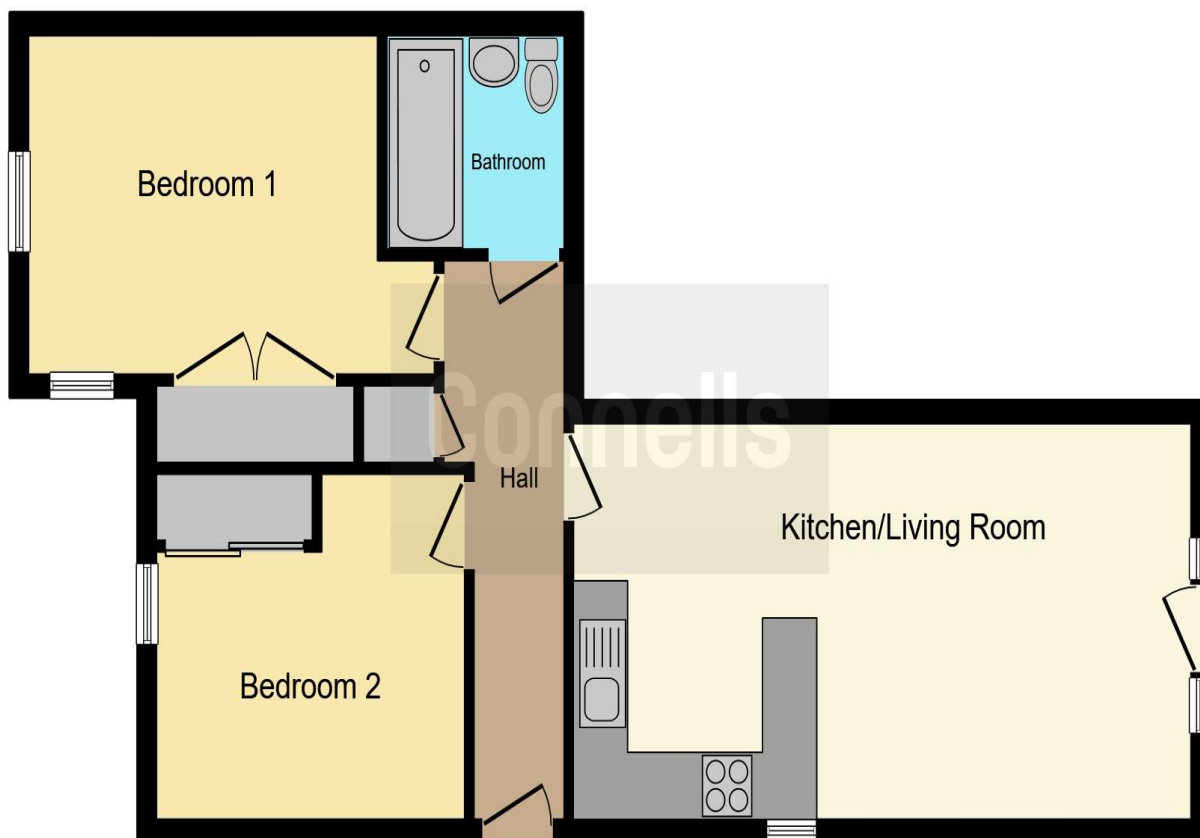
Comprises of a low level wc, vanity wash hand basin, bath with shower built over, extractor fan and shaver point with a heated towel rail. Double glazed window to the rear aspect and the walls are tiled

Outside









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref: BTN107217 - 0007

Tenure: Leasehold

EPC Rating: C

view this property online connells.co.uk/Property/BTN107217

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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