





Property Description

This two-bedroom ground floor apartment is available to view, situated in the Merry Oak area. It is within proximity of Bitterne Village and Woolston which are both well known for their range of local shops and amenities. There is also a One stop convenience store 2 minuet's walking distance of the property.

Public transport is available heading towards the City centre with a local train station nearby.

The property itself benefits from a large Lounge, separate fitted Kitchen, two bedrooms and a bathroom. Parking is allocated to the front of the building.

NO FORWARD CHAIN!

Contact us directly to arrange an internal viewing!

Key Features

- Two Bedroom Apartment In Quiet Cul-de-sac Location
- Electric Heating
- Spacious Throughout Property
- Fitted Kitchen
- 'P' Shaped Bath
- Allocated Parking
- Communal Gardens
- NO FORWARD CHAIN**



Communal Entrance

Path leading to door;

Lounge

16' 10" x 12' 10" (5.13m x 3.91m)

Double glazed window to rear, laid to carpet, storage heater to front aspect;

Kitchen

9' 11" x 7' 5" (3.02m x 2.26m)

Double glazed window to rear, wall and base units, internal hob and oven, roll top work surfaces, space and plumbing for fridge freezer, washer and tumbler dryer, dishwasher, stainless steel sink and drainer;

Bedroom One

11' 6" x 9' 5" (3.51m x 2.87m)

Double glazed window to front, electric heater to front, laid to carpet;

Bedroom Two

11' 6" x 8' 1" (3.51m x 2.46m)

Double glazed window to front aspect, laid to carpet, electric heater to side;

Bathroom

'P' Shaped bath with shower over, heated towel rail, WC, wash hand basin;

Front Garden

Communal front and rear garden;

Parking/ Communal





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



To view this property please contact Connells on

T 02380 422080
E Bitterne@connells.co.uk

2 West End Road Bitterne
 SOUTHAMPTON SO18 6TG

EPC Rating: D Council Tax
 Band: A

Service Charge: 90.00 Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107233

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jan 1984. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: BTN107233 - 0006