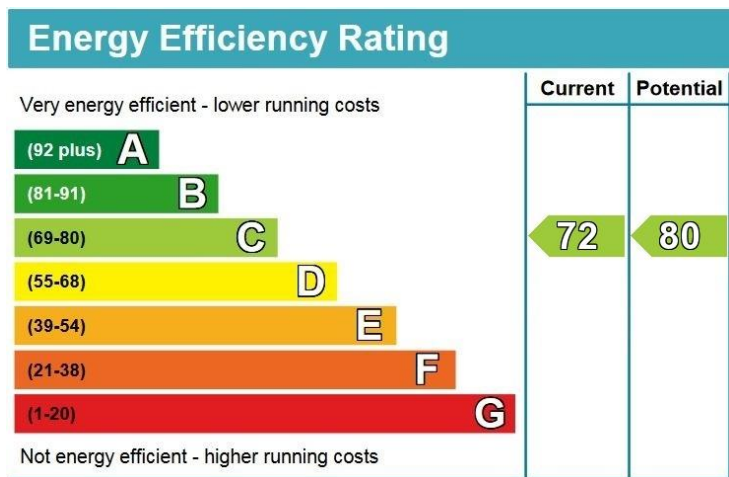




**Bitterne**

**023 8042 2600**



**69 Riverdene Place, Southampton, Hampshire, SO18 1UH,**

**£200,000 Leasehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Riverdene Place. This two bedroom apartment is situated on the banks of the river Itchen, offering water views and an abundance of accomodation. Upon entry you are greeted with a spacious entrance hall with storage, bright and airing lounge with access on to the balcony which has partial water views, kitchen with space for all appliances and three piece suite bathroom. The two bedrooms are well proportioned, one having a built in wardrobe and an ensuite bathroom. Outside, the property also comes with a garage, allocated parking, communal seating areas and gardens that benefits from picturesque views of the river Itchen. Call us now to book your viewing on 02380422600.

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**Entrance Hall**  
Textured ceiling, storage cupboard, cupboard housing water tank, radiator, door to:

**Lounge/Diner**  
17' 7" (5.36m) max x 13' 6" (4.11m) ma reducing to 10'5::  
Textured ceiling, double glazed window to front, Juliet balcony, door to side leading on to balcony.

**Kitchen**  
11' 1" (3.38m) x 9' 9" (2.97m)::  
Textured ceiling, double glazed window to rear, range of wall, base and drawer units with work surface over, bowl and a half sink and drainer inset, built in oven and gas hob with extractor fan over, space for washing machine, dish washer and fridge freezer, radiator, boiler.

**Master Bedroom**  
11' (3.35m) in to wardrobe x 10' 1" (3.07m)::  
Textured ceiling, double glazed window to front, built in wardrobe, radiator, door to:

**Ensuite**  
Textured ceiling, panel enclosed bath, wc, wash hand basin, radiator.

**Bedroom Two**  
8' 9" (2.67m) x 10' 2" (3.10m):  
Textured ceiling, double glazed window to rear, radiator.

**Bathroom**  
Textured ceiling, Porthole window to rear, panel enclosed bath with electric shower over, wash hand basin , WC, tiling to applicable areas.

**Garage**  
Up and over door

**Parking**  
One allocated parking space.

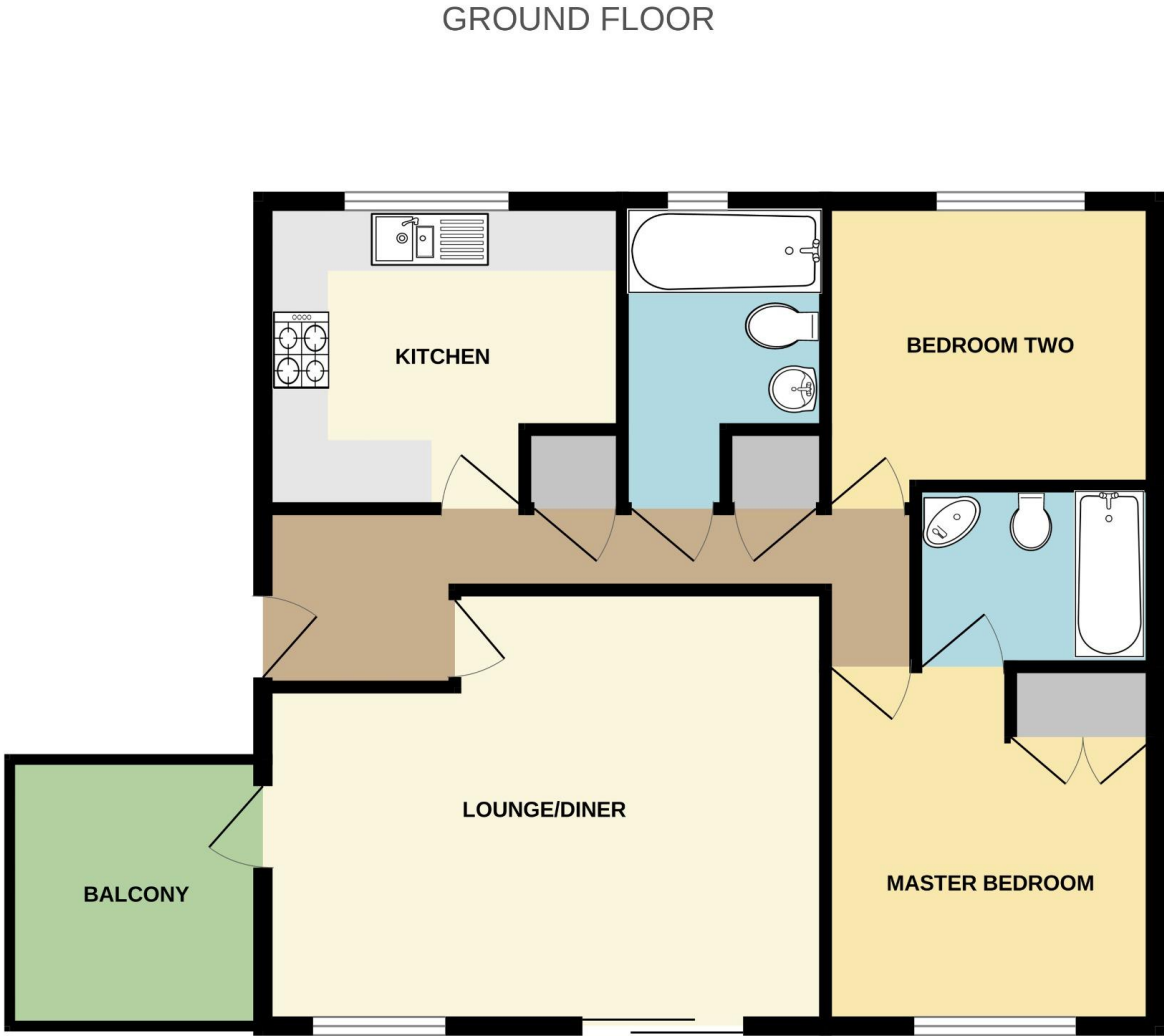
**We are advised by the vendor the lease details are as follows:**  
Lease - 999 years from 29 September 1988  
Maintenance charge - £702 per 6 Months  
Ground rent - £40 per 6 Months

**Services**  
Mains Gas, Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

**Council Tax Band**  
Band C

**Sellers Position**  
No Forward Chain

**Offer Check Procedure**  
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.



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.  
Made with Metropix 5/2025

|                                                                                        |                                                                                   |                                                                                       |                                                                                             |                                                                                                           |                                                                                                                                                                                                                                                                                                                                                                                  |  |
|----------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Bitterne</b><br>249 Peartree Avenue<br>Bitterne<br>SO19 7RD<br><b>023 8042 2600</b> | <b>Shirley</b><br>391 Shirley Road<br>Shirley<br>SO15 3JD<br><b>023 8078 0787</b> | <b>Woolston</b><br>24 Portsmouth Road<br>Woolston<br>SO19 9AB<br><b>023 8039 3255</b> | <b>Auction Department</b><br>62 High Street<br>West End<br>SO30 3DT<br><b>023 8047 4274</b> | <b>Lettings &amp; Block Management</b><br>2-4 New Road<br>Southampton<br>SO14 0AA<br><b>023 8071 0402</b> | <b>Do you need an Energy Performance Certificate?</b><br>Field Palmer are able to offer EPC services across Hampshire and the south of England.<br><b>We can offer mortgage advice</b><br>Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more. |  |
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