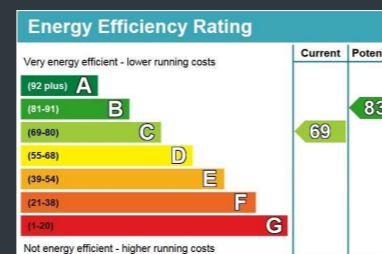




17 Vespasian Court, 52 Vespasian Road  
Southampton, Hampshire SO18 1EH

£180,000 Leasehold

Pure Estate Agents are delighted to offer this spacious two-bedroom apartment located within the popular Vespasian Court development. The apartment offers views over the river Itchen from the lounge and both bedrooms. The accommodation comprises; entrance hallway, lounge / dining room measuring 14'02" x 15'08", kitchen, two double bedrooms, master bedroom with en suite, shower room and a main bathroom. The property is presented in good order and would offer an ideal investment opportunity. Other benefits include electric heating and Upvc double glazing.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.







## Overview

- TWO DOUBLE BEDROOM APARTMENT
- VIEWS OVER THE RIVER ITCHEN
- LOUNGE MEASURING 14'02" X 15'08"
- MASTER BEDROOM WITH EN SUITE
- UPVC DOUBLE GLAZING
- ELECTRIC HEATING
- VIEWING RECOMMENDED
- NO CHAIN



### Entrance Hall

#### Lounge: 14'02" max x 15'08" max

Upvc double glazed window with some views towards the river, power points, electric wall heater, power points, coved ceiling, leading into

#### Kitchen: 9'07" max x 6'09" max

Stainless steel single drainer sink unit with cupboard under, further range of floor and wall mounted units with work surfaces over, built in electric oven and hob with extractor over, space for further appliances, power points.

#### Bedroom 1: 16'06" max x 10'06" max

Upvc double glazed window with views over the river Itchen, power points, built in wardrobes, electric heater, coved ceiling.

#### Ensuite: 5'11" max x 5'11" max

White suite comprising; shower cubical, low level w/c, pedestal wash hand basin.

#### Bedroom 2: 7'11" max x 12'07" max

Upvc double glazed window with views over the river Itchen, power points, built in wardrobes, electric heater, coved ceiling.

#### Bathroom: 6'00" max x 7'02" max

White suite comprising panel bath, low level w/c, pedestal wash hand basin.

Council Tax Band C

Agents Note Draft Copy of Particulars

### Sales Disclaimer (OVM)

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.