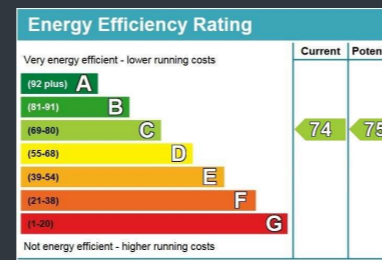


Second Floor



20 Rosemount Court, West End  
Southampton, Hampshire SO30 3BW

£220,000 Leasehold

Pure Estate Agents are pleased to offer this impressive two double bedroom apartment located in a sought-after development in West End. The accommodation comprises of; entrance hallway with boarded loft space for storage, lounge / dining room measuring 17'8" max x 11'9" max with a balcony off, modern fitted kitchen with built in appliances, two double bedroom and master with en-suite and a family bathroom. Other benefits include a lift facility, communal gardens, allocated parking, double glazing and underfloor heating. Viewing is essential to appreciate the accommodation on offer, call us NOW to arrange a viewing!  
**Council Tax Band C. EPC Rating C.**

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 BEDROOM LUXURY APARTMENT
- UNDERFLOOR HEATING
- ALLOCATED PARKING SPACE
- SECURED ENTRY
- TWO BATHROOMS
- BOARDED LOFT SPACE
- TOP FLOOR
- COMMUNAL GARDEN
- SUN BALCONY
- EASY ACCESS TO THE CITY CENTRE



### Entrance Hallway

Video entrance phone system, door to storage cupboard with light, fitted boiler. coved ceiling, power points, ladder leading to part boarded loft space.

### Lounge/Diner 17'8" max x 11'9" max

Upvc double glazed double doors to decked balcony with plenty of space for a table and chairs, power points and coved ceiling.

### Kitchen 11'9" max x 6'4" max

A range of floor and wall mounted built in units with rolled edge work surfaces over, built in oven and hob, built in fridge freezer, space for automatic washing machine, power points, complimentary tilling and coved ceiling.

### Bedroom One 13'5" max x 9'7" max

Upvc double glazed window to rear elevation, power points, inset spotlights, coved ceiling, door leading into:

### Ensuite Shower Room 6'3" max x 6'4" max

Large shower cubical, low level w/c pedestal wash hand basin, complimentary tilling, coved ceiling.

### Bedroom Two 10'7" max x 9'6" max

Upvc double glazed window to rear elevation, power points, coved ceiling, inset spotlights.

### Bathroom 6'5" max x 6'4" max

Modern suite comprising panel bath, low level w/c, pedestal, wash hand basin. extractor fan, fully tiled.

### Outside

Communal gardens, allocated parking.

### Council Tax Band

Tax Band - C

### Tenure - Leasehold

Agent Notes - 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.