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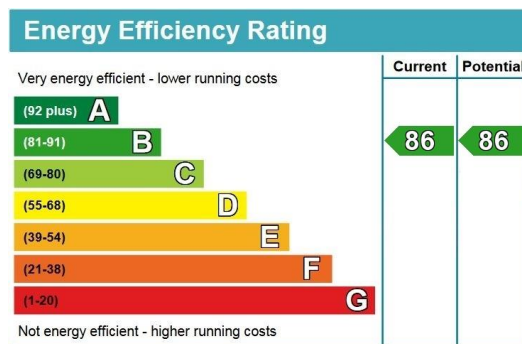
**7 Oakley House, Court Road, Southampton, Hampshire, SO15
2JR
1 bedroom £160,000**

DESCRIPTION

Situated within the Banister Park area of Southampton and offered with no forward chain, this well proportioned one bedroom first floor apartment that offers fantastic transport links in proximity which includes Southampton City Train Station and multiple bus stops for access to Southampton City Centre & Southampton General Hospital. Suitable for investors as the property is currently let for £800pcm, the apartment comprises a living room, separate kitchen, a good sized bedroom and bathroom. The property also benefits from double-glazing, communal gardens and allocated parking. Due to a combination of these features, we would strongly recommend an early inspection.

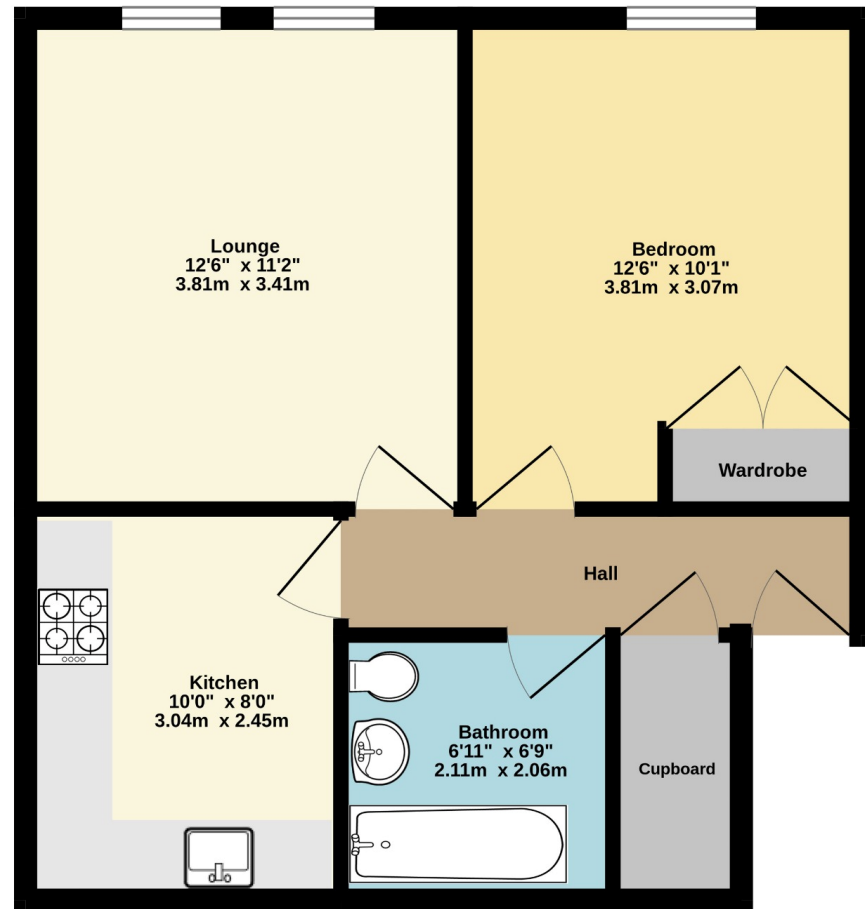
LOCATION

Oakley House is conveniently located close to the city centre, Southampton central railway station, mainline (Waterloo) is within walking distance as are many local shops, bars and recreational facilities to include the West Quay retail outlet. Access via The Avenue provides an onward link to the M3/M27 motorway networks.



Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

First Floor
457 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA: 457 sq.ft. (42.5 sq.m.) approx.
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.
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BAND: B
CHARGE: £1,600.95
YEAR: 2023/34

REFERENCE
S8310/BP/131223/D1

SERVICES
Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING
Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS
From Pearsons Offices in London Road proceed into The Avenue, turn left at the traffic lights into Banister Road and then right into Court Road where Oakley House is located on the right hand side.

HALLWAY:
Carpeted. Doors to all rooms. Telephone intercom. Walk-in storage cupboard housing hot water tank. Electric Heater.

LIVING ROOM 12'6" (3.81m) x 11'2" (3.41m):
Carpeted. Two double-glazed windows. Electric heater.

KITCHEN 10'0" (3.04m) x 8'0" (2.45m):
Tiled flooring. Fitted with a range of matching wall and base units. Space for fridge freezer and washer/dryer. Built in electric NEFF oven and electric hob with extractor hood over. Electric heater and extractor fan.

BEDROOM 12'6" (3.81m) x 10'1" (3.07m):
Carpeted. Built in double wardrobe. Double-glazed window. Electric Heater.

BATHROOM 6'11" (2.11m) x 6'9" (2.06m):
Tiled flooring and walls. Panel enclosed bath with electric shower. Low level W.C and basin. Extractor fan. Electric heater.

OUTSIDE:
To the rear of the building, you will find communal gardens. There is also allocated parking for one car and ample visitors spaces.

SERVICES:
999 year lease from the 1st January 1991
Ground Rent: £150 per annum
Service charge: £1872 per annum which includes a £550 contribution to a reserve fund

COUNCIL TAX:
Southampton City Council