



2 Catland Copse, Bursledon, SO31 1EU

£180,000

WHITE & GUARD

## 2 Catland Copse

Bursledon, Southampton

### INTRODUCTION

Offered with no forward chain, this well-presented, one bedroom ground floor apartment comprises a 22ft, open plan lounge/diner/kitchen with French doors opening onto the patio area, a well-proportioned double bedroom and modern bathroom. Outside there is communal parking in the resident's carpark and a lawned communal garden to the front.

### LOCATION

The property is situated on the outskirts of Bursledon in the popular Latitude development, and benefits from being close to a range of shops and amenities, including reputable schools, the M27 motorway links, as well as both River Hamble and Manor Farm Country Parks.

Upon entering Catland Copse from Barnfield Way, the apartment can be found immediately on the left hand side.

- TENURE - LEASEHOLD
- EPC GRADE B
- EASTLEIGH BOROUGH COUNCIL BAND B





## INSIDE

The front door opens into the entrance hall which has two built-in storage cupboards and doors through to all rooms. The triple aspect lounge/diner/kitchen has windows to the side and rear, as well as French doors opening onto the front patio area. The kitchen has been fitted with a modern range of wall and base units with cupboards and drawers under. There is a built-in oven with gas hob and extractor over, as well as appliance space for a free-standing fridge/freezer and plumbing for a washing machine.

The well-proportioned double bedroom has a window to the side, whilst the modern bathroom has been fitted with a panel enclosed bath with shower over, wash hand basin, WC and complementary tiling.

## OUTSIDE

To the rear of the property there is communal parking available in the resident's car park, as well as a well-maintained, lawned communal garden.

## ADDITIONAL INFORMATION

The property is leasehold with 244 years remaining. There is ground rent of £170 per annum and a service charge of £1500 per annum, both due for review in January 2024. There is also £115 per annum buildings insurance.

**DISCLAIMER:** Information has been provided by the vendor. Please seek verification from your solicitor prior to purchase.



## SERVICES:

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

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



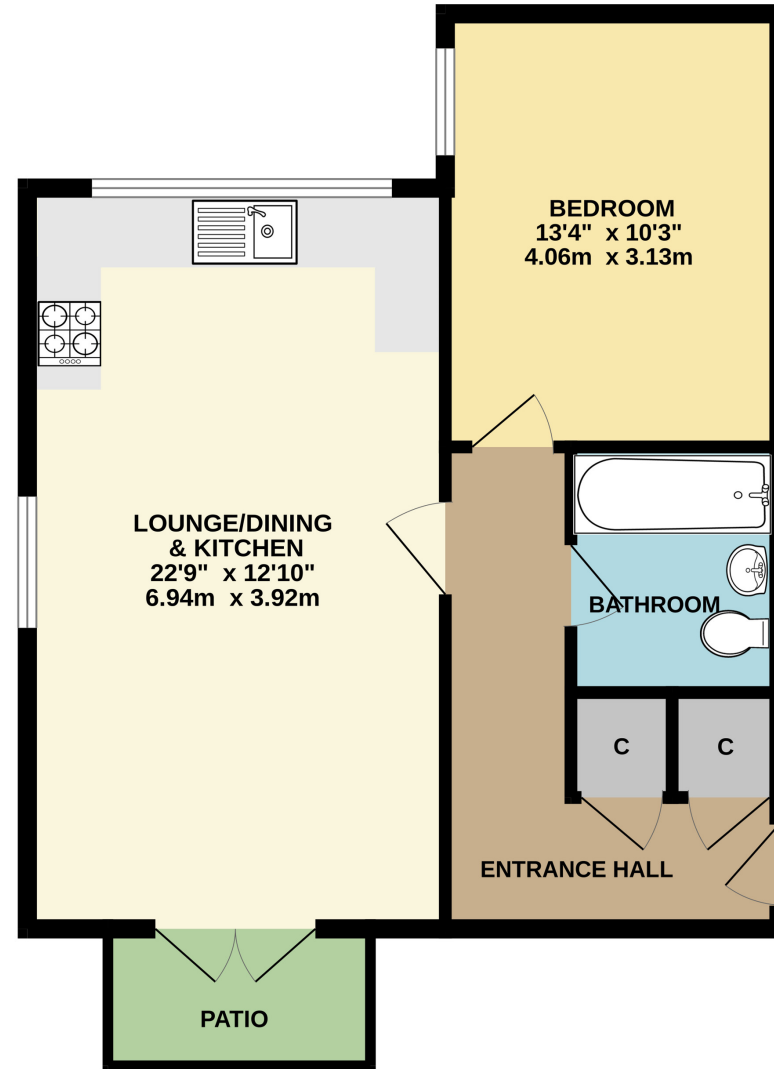
**rightmove**

**PRS** Property Redress Scheme

**Zoopla**



GROUND FLOOR  
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 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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