



3 Dever House Avon Road, Curbridge - SO30 2DT

Guide Price £250,000

WHITE & GUARD

3 Dever House Avon Road

Curbridge, Southampton

INTRODUCTION

Situated on the first floor with a good size balcony 13ft x 4ft approx. (4m x 1.2m) overlooking the pond in the distance, this beautifully presented, two double bedrooms apartment that is in a block of just 6 properties briefly comprises a 22 ft open plan kitchen/living and dining area modern bathroom and ample storage.

Outside there is a resident car park and this property has two private spaces there is also a bike store. Additional benefits include a long 998-year lease and the remainder of the NHBC warranty.

LOCATION

Built in July 2022 the property is situated in the new and modern estate called Whiteley Meadows offers plenty of green spaces and is near to the river Hamble. Main Road access into Botley and the other direction Fareham and access to the M27.

- TENURE - LEASEHOLD
- EPC RATING - B
- WINCHESTER COUNCIL BAND C





INSIDE

The front door leads into a large entrance hall with two large storage cupboards. There is an entry system on the wall and doors to all principal rooms. The very spacious kitchen area has an excellent range of units with worktop over and integrated appliances. The living area has French Doors leading to a large private balcony 13ft x 4ft approx. (4m x 1.2m).

There are two spacious double bedrooms with master benefitting from built-in wardrobes. The modern family bathroom is fit with a white suite including WC, wash hand basin and bath with shower overhead. There is also a heated towel rail.

OUTSIDE

At the rear of the property a resident car park with two allocated parking spaces. There is a bike store. The property is surrounded by well maintained gardens.

AGENTS NOTES

The property has a 999 year lease with 998 years remaining. There is a monthly service charge of £112.00 and an annual ground rent of £195.00. Disclaimer: Information is provided by the seller. Please seek verification from your solicitor prior to purchase.

BROADBAND

Ultrafast Full Fibre Broadband is available with download speeds of 1800 Mbps and upload speeds of 120 Mbps. Information has been provided by the Openreach website.



SERVICES

Gas, water, electricity and private 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.



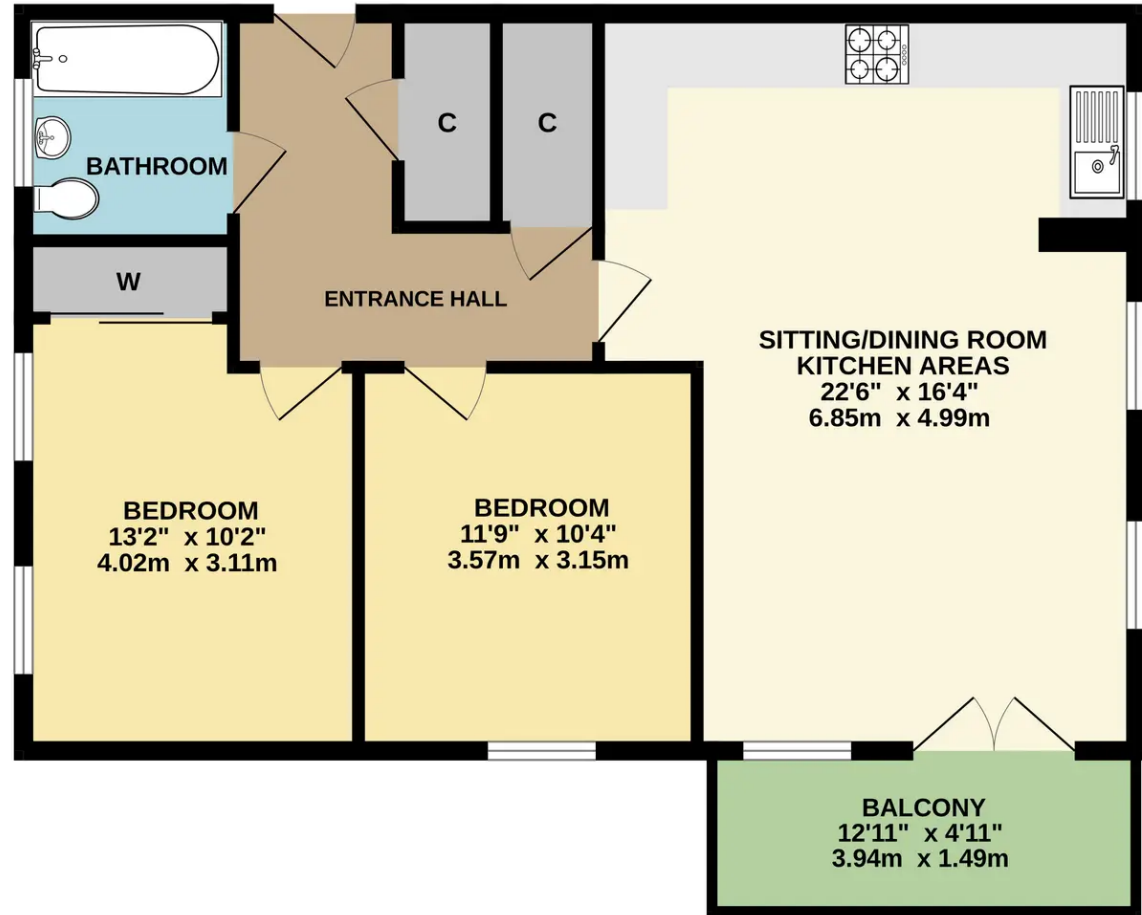
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR 760 sq.ft. (70.6 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 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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