



Flat, Costa High Street, Bishops Waltham - SO32 1AA

In Excess of £335,000

WHITE & GUARD

Flat

Costa High Street, Southampton

INTRODUCTION

This very spacious two bedroom Grade II listed apartment offers approx. 1500sqft of well-presented accommodation, comprising an 18ft sitting room, separate dining room, modern fitted kitchen, utility room, two double bedrooms, modern en-suite shower room and a family bathroom. There is a further 23ft loft room on the second floor and a large additional loft space with scope for conversion, subject to the relevant planning consents. The property also comes with its own private courtyard and rarely available to the market, an early viewing is a must.

LOCATION

The property is set in one of the most prominent positions in the village centre and overlooks its pretty High Street, offering a range of shops, restaurants and cafes. Bishops Waltham itself is also ideally located close to the neighbouring market town of Wickham, only minutes away from Botley with its mainline train station, and all main motorway access routes are also easily accessible.

- Grade II listed apartment
- Spacious accommodation throughout
- Courtyard garden
- EPC - not required
- Spacious lounge
- En-suite to the master
- Winchester Council Band C





INSIDE

The property is accessed via a staircase leading directly into the courtyard from which the front door opens into the entrance hall. The generous sitting room has two sash windows to the front, an attractive fireplace to one side and TV and various power points. An opening leads directly through to the dining room which has sash windows overlooking the village's pretty High Street, a cast iron fireplace and stairs leading to the second floor. A door at the end of the room leads through to the modern kitchen which has a window overlooking the courtyard and has been fitted with a matching range of cream wall and base units with cupboards and drawers under. There is a built-in Zannussi double oven and electric induction hob with extractor over, as well as a built-in dishwasher and further appliance space, the room is also fully tiled and has spotlights. There is then a useful utility room which has fitted units, a single bowl sink unit, space for a washing machine and further appliance space.

The master bedroom has a part vaulted ceiling with a range of fitted wardrobes and a window overlooking the courtyard. The modern en-suite comprises a double width shower cubicle, wash hand basin, low level WC, heated towel rail and complementary tiling. Bedroom two, which is also a good size double room, has a sash window to the side. The bathroom has been fitted with a modern suite comprising a panel enclosed bath with mains shower over, wash hand basin and WC.

On the second floor there is a 23ft loft room with windows to either side and a range of fitted cupboards along one wall. A door from one side of the room then leads through to an additional 23ft loft space which is ideal for conversion, subject to the relevant planning consents.

OUTSIDE

The apartment benefits from a private courtyard which is laid to paving.



ADDITIONAL INFORMATION

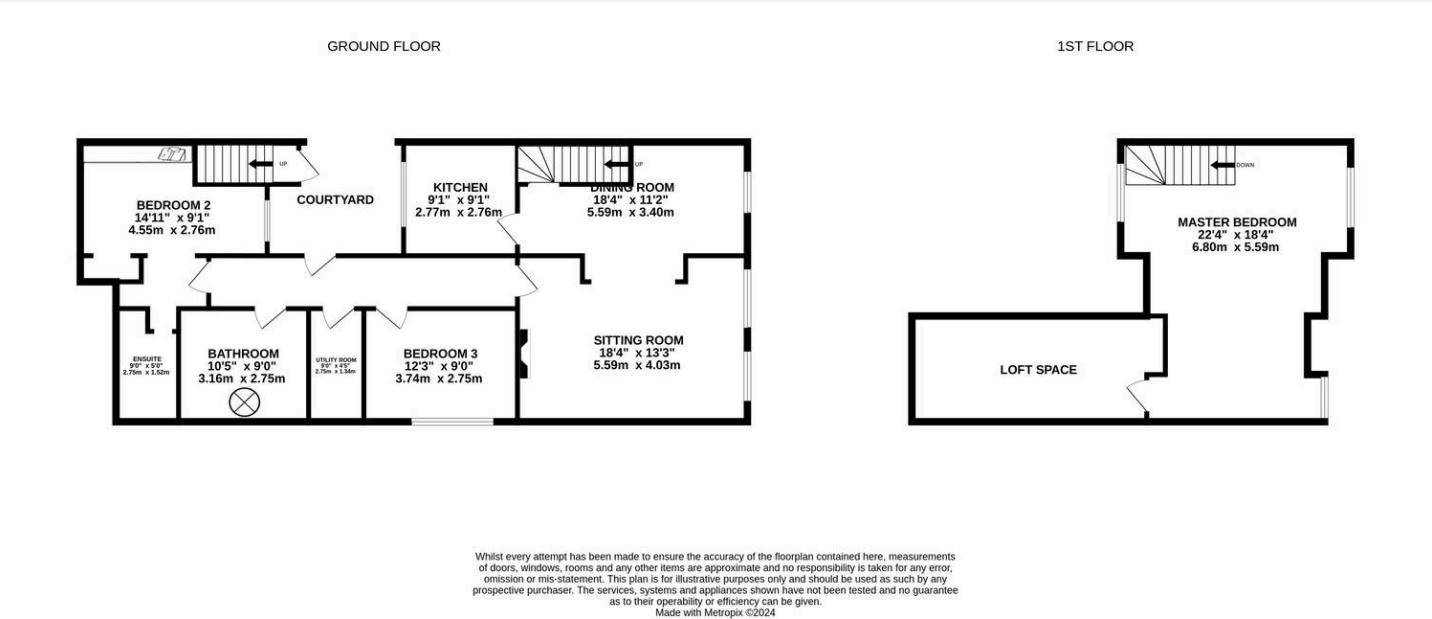
The vendor has informed us there are 114 years remaining on the lease. There is no fixed ground rent or maintenance charge. The owner is responsible for any internal maintenance/services within the flat. Any costs to the whole building (e.g. buildings insurance, structural repairs) are split 50:50 with the occupants below and managed by the freeholder. The vendor currently pays £495.31 per annum for their share of the buildings insurance.

SERVICES

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

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.



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