



1 South Downs Close, Swanmore - SO32 2FR

In Excess of £300,000

WHITE & GUARD

1 South Downs Close

Swanmore, Southampton

An exceptionally well appointed two bedroom ground floor apartment with a private garden and two allocated parking spaces. Constructed in 2016 and positioned within a bespoke development in the heart of Swanmore the property showcases a modern fitted kitchen, spacious lounge dining room with bi-folding doors opening to the garden, two well-proportioned double bedrooms, one with an en-suite and a separate family bathroom. Furthermore, the property has 900 years remaining on the lease and is offered for sale with a share of the freehold.

LOCATION

The village of Swanmore is extremely popular and is just a short drive from the pretty market town of Bishops Waltham, yet still has easy access to the major South Coast centres of Winchester, Southampton and Portsmouth. The M3, M27 and A3M road networks are all easily accessible. Within the village are the highly regarded Infant, Primary and Secondary Schools with local bus services. There is also a village store, Church and a strong community spirit.

- WINCHESTER COUNCIL BAND C
- EPC GRADE B
- LEASEHOLD
- TWO BEDROOM GROUND FLOOR FLAT
- BEAUTIFULLY PRESENTED THROUGHOUT
- SPACIOUS LOUNGE DINER
- MODERN FITTED KITCHEN
- ENSUITE AND FAMILY BATHROOM
- PRIVATE ENCLOSED GARDEN
- TWO ALLOCATED PARKING SPACES
- OFFERED FOR SALE WITH A SHARE OF THE FREEHOLD





INSIDE

Benefitting from its own private access, a glazed front door opens into a well-presented entrance hall which is laid to engineered oak flooring, while oak doors lead to the principal accommodation. A modern fitted kitchen comprises a range of matching cream gloss wall and base level work units with contrasting oak countertops over which incorporate an inset stainless steel sink, induction hob and electric oven. Further integrated appliances include a fridge freezer, space and plumbing for a washing machine and a wall mounted central heating boiler. The principal living space is in the form of a spacious lounge dining room which features timber framed bi-folding doors which open onto an attractive and private rear garden. The master bedroom is a good size double room, which has a bay window to one side with fitted shutter blinds, has a large fitted wardrobe and further space for freestanding bedroom furniture. An adjoining en-suite shower room comprises an enclosed shower cubicle, floating wash hand basin, WC and heated towel rail. Bedroom two, also a well proportioned double room is currently in use as a study / second reception room.

Lease Info: The lease commenced on the 1st Jan 2016 with an original term of 999 years and now has approximately 990 years remaining. The property is being sold with a share of the freehold and is run under a residents management committee, benefitting from no ground rent charges and currently no monthly or ongoing maintenance fees.

Agents Note: Please note, there is a stipulation within the terms of the lease that external re-decoration of the development must take place every six years. This work was most recently carried out during the summer of 2023 and has approximately 5 years remaining before this external re-decoration would need to be undertaken again.



SERVICES:

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

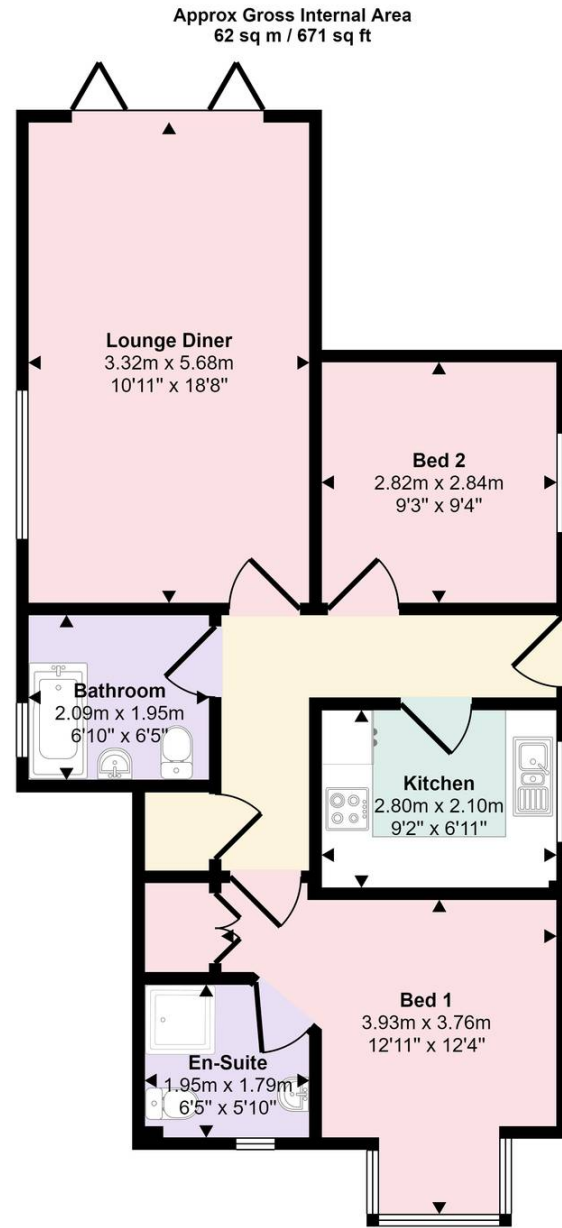
Broadband : Gfast Fibre Broadband 293-330 Mbps download speed 29 - 50 Mbps upload speed. This is based on information provided by Openreach.

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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.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.