

for sale

£100,000



## Hinkler Road Southampton SO19 6DF

A modern 1-bedroom ground floor apartment in Southampton featuring an open-plan lounge/kitchen, double bedroom with doors to a private patio, electric heating, double glazing, and on-street parking.



# Hinkler Road Southampton SO19 6DF

## Entrance Hall

Electric central heating radiator. Telecom system. Storage cupboard Housing meters and units.

## Lounge/Kitchen

15' x 15' 8" ( 4.57m x 4.78m )

2 Double glazed window to front aspect. Electric central heating radiator X2. Integrated electric oven/hob with extractor fan. Sink drainer. Wall and base units. Space for washing machine and fridge freezer.

## Bedroom 1

15' 8" x 9' 2" ( 4.78m x 2.79m )

Double glazed window to front aspect. Double doors leading to outside patio area. Electric central heating radiator.

## Bathroom

Electric central heating radiator. WC. Bath with shower. Extractor fan. Wash hand basin.

## Outside

Outside patio area. On street Parking.



## KEY FEATURES

Modern Open-Plan Lounge and Kitchen

Double Bedroom with Patio Access

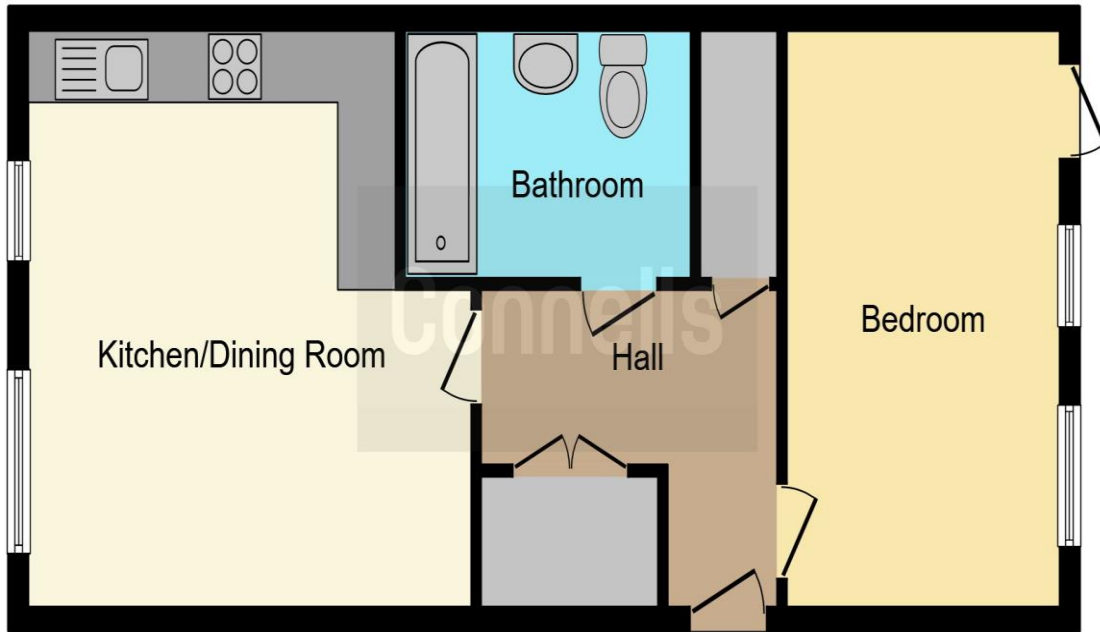
Ground Floor Location

Electric Heating

Double Glazed Windows

On-Street Parking Available





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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2 West End Road Bitterne  
 SOUTHAMPTON SO18 6TG

Property Ref: BTN107507 - 0006

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1620.00

Ground Rent: 200.00

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This is a Leasehold property with details as follows; Term of Lease 150 years from 20 Aug 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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