



36 ALBANY PARK COURT
HIGHFIELD
Hampshire, SO17 1EN

£1,500 PCM

goadsby.com

SPACIOUS, MODERN APARTMENT IN THE SOUGHT AFTER LOCATION OF WINN ROAD.

- Two bedroom apartment
- Unfurnished
- Two Balconies
- Allocated parking
- EPC Rating - Band C

Energy Efficiency Rating		
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
Current	75	76

Reference: 382709

Deposit Amount: £1,730

Council Tax: Band E

Furnishing: Unfurnished

Heating Type: Gas fired hot water radiators

Parking: Allocated parking space for one car

Utilities:

Mains Supply Electricity
Mains Supply Gas
Mains Supply Water

Drainage: Mains Supply Drainage

Broadband: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Mobile Signal: Refer to Ofcom website
www.ofcom.org.uk/phones-and-broadband

Flood Risk: For more information refer to
gov.uk, check long term flood risk
www.gov.uk/check-long-term-flood-risk



Spacious two bedroom, top-floor unfurnished apartment, in Albany Park Court on Winn Road close to The Common.

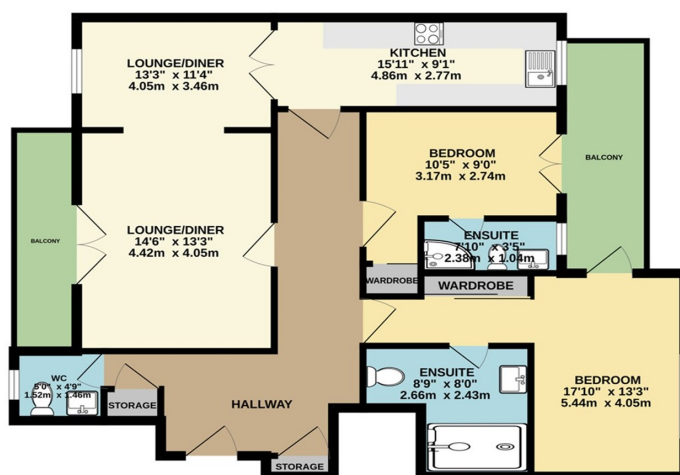
The property features two receptions, providing versatile living and dining spaces and access to a balcony overlooking the well maintained communal gardens. Both bedrooms are doubles and benefit from built in mirrored wardrobes and ensuite bathrooms, complemented by an additional WC for convenience. Both bedrooms have access to the second balcony. Bedroom 2 comes with an additional wardrobe.

The apartment has been recently updated with new bathrooms, WC, and a modern kitchen equipped with integrated white goods (fridge/freezer, washer/dryer and dishwasher).

Additional benefits include allocated parking for one car, visitors parking, two balconies, lift access, excellent transport links, and gas central heating.

For further information and to book a viewing, call Goadsby Estate Agents in Southampton.

TOP FLOOR



PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches, in the event of a sale. Should your offer on this property be accepted, a Buyer Compliance Administration Fee of £42 including VAT per purchaser will be payable. This fee covers the cost of the identity verification and compliance checks that we are required to undertake under UK Anti-Money Laundering Regulations before the transaction can proceed and is non refundable.

Goadsby & Harding (Residential) Ltd

Registered Office: 99 Holdenhurst Road, Bournemouth, Dorset BH8 8DY Registered in England No. 1871280

02380 710400
southamptonlettings@goadsby.com

54 London Road
Southampton, Hampshire
SO15 2AH