



Old Redbridge Road, Southampton, SO15 0NF

Southampton

£100,000

Property Type: Flat

Bedrooms: 1 | Bathrooms: 1 | Receptions: 1

Hamwic Independent Estate Agents are pleased to present this spacious 1-bedroom first floor flat located in the popular Clovernook development, Old Redbridge. The property offers a bright and airy lounge, sizeable double bedroom with utility cupboard, fitted kitchen, and bathroom. Additional benefits include double glazed windows, gas central heating, and residents' parking. Ideally positioned within easy reach of Southampton city centre, local amenities and excellent transport links including the M271 and Totton railway station, this property presents a convenient home or an excellent investment opportunity.



- SPACIOUS 1-BEDROOM FIRST FLOOR FLAT
- BRIGHT AND AIRY LOUNGE
- SIZEABLE DOUBLE BEDROOM WITH UTILITY CUPBOARD
- FITTED KITCHEN AND BATHROOM
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CONVENIENT LOCATION CLOSE TO SOUTHAMPTON CITY CENTRE AND MAJOR TRANSPORT LINKS
- IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY

Tenure: Leasehold 125 years from 1986 (86years remaining)

Ground Rent: £10 per annum

Maintenance: £720 per annum

Mains Electricity, Gas, Water and Drainage
Heating: Gas Central Heating

Construction: Brick elevations under a tiled roof

Broadband – Ultra Fast broadband up to 1800 Mbps available. (Ofcom)





Front; Communal gardens and entrance with security entry system. (First floor). Front fire door into an inner hall with coats hanging space, security entry phone and door into;

Lounge: smooth ceiling, double glazed windows to the front aspect, carpet, radiator x 2 and door into;

Inner Hall: textured ceiling, tiled flooring and doors to bathroom, kitchen and bedroom.

Kitchen: smooth ceiling, obscure double glazed window to the front aspect. Work surfaces with units and drawers to the base level with further matching eye level units. 1 ½ bowl sink unit. Space for cooker and base level fridge. Tiled flooring and part tiled walls.

Bedroom: textured ceiling, double glazed window to the front aspect, carpet fitted and radiator. Door to utility cupboard.

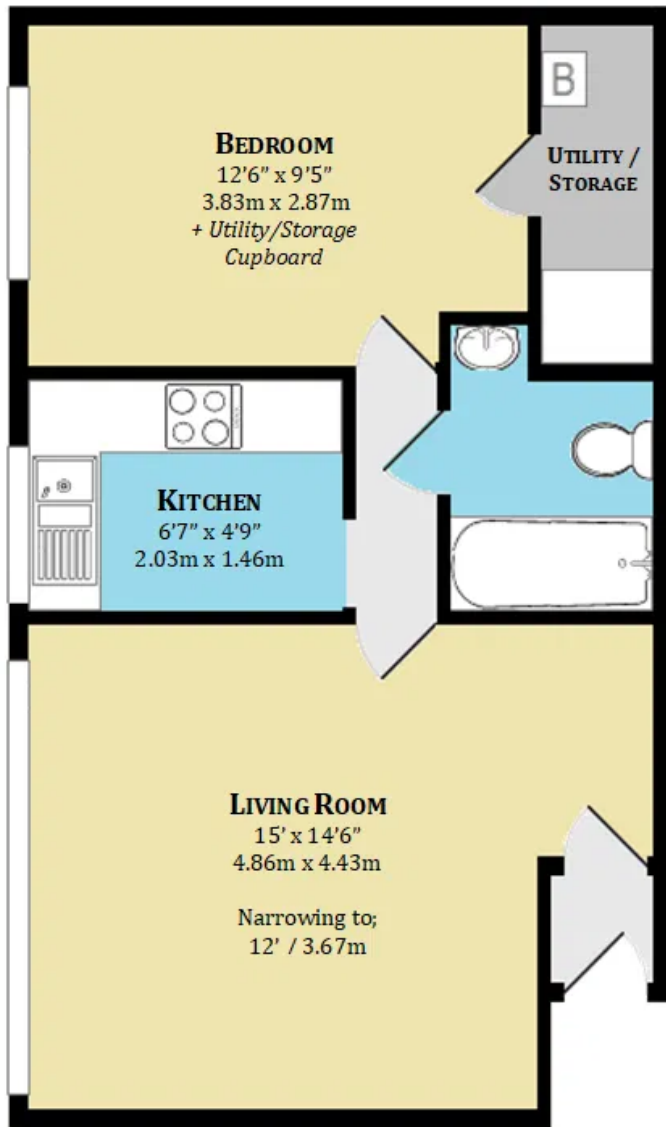
Utility Cupboard: Gas combi boiler location, space and plumbing for washing machine and dryer. Work surface and storage space. Power and lighting fitted.

Bathroom: smooth ceiling, tiled flooring and part tiled walls. Low level WC, wash basin, enclosed bath with electric shower and curtain pole fitted above. Radiator.

Disclaimer Property Details: Whilst believed to be accurate all details are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate.

Tenure: Leasehold / **Council Tax Band:** A





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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