



3 Southbrook Mews, Bishops Waltham - SO32 1RZ  
In Excess of £100,000

WHITE & GUARD

# 3 Southbrook Mews

Bishops Waltham, Southampton

Set within well cared for mature communal gardens this ground floor apartment has a lovely light and airy feel throughout and has the additional benefit of being offered with no forward chain as well as also both allocated and visitors parking. Accommodation briefly comprises of an entrance hall, sitting room, kitchen, bedroom, and bathroom that has a walk-in, easily accessible shower. The block itself also has the advantage of a communal lounge that is accessed via a lift from the main hallway, ideal for those coffee with friends and family. Southbrook Mews is an age restricted development and is also only a short stroll away from the villages pretty High St with its range of lovely shops and amenities. To full appreciate everything that super apartment has to offer in addition to its great location, an early viewing is truly a must.

## LOCATION

The property is centrally located within Bishops Waltham village and therefore benefits from being close to a range of amenities including shops, a post office and several pubs. The property is also situated close to the doctor's surgery and conveniently near to regular bus services. The neighbouring village of Botley benefits from a mainline railway station and all main motorway access links are within easy reach.

- WINCHESTER COUNCIL BAND B
- LEASEHOLD
- EPC RATING D
- ONE BEDROOM
- NO FORWARD CHAIN
- OVER 55's GROUND FLOOR APARTMENT
- COMMUNAL LAUNDRY ROOM
- COMMUNAL LOUNGE /KITCHEN



## COMMUNAL GARDEN



## INSIDE

The block is approached via a pathway and communal gardens leading to the security entrance system, which in turn provides access to the well-cared for communal hallway. The hallway provides access to the apartment with the front door opening into the entrance hall which has an airing cupboard to one side and a door opening through to the sitting room. The sitting room has a sunny aspect, an electric storage heater, a window and door leading out to a patio area and communal gardens, as well as a door through to the kitchen. The kitchen has a window to the rear aspect and has been fitted with a range of light wood effect wall and base units with worktops over and complementary tiling, space for appliances and a window to the rear aspect. The good-sized bedroom has a window to the rear aspect overlooking the communal gardens and has an electric storage heater. The shower room is fitted with a vanity sink unit, WC, walk-in electric shower and complimentary tiling.

The communal area includes a kitchen attached to the communal lounge, there is also a visitors suite available to book and a communal laundry with washing machines and dryers.

## OUTSIDE

The property benefits from well-cared for and established gardens with various seating areas, lawned areas and a variety of flowers, trees and shrubs. There is a shingled car park to the side providing both visitor and allocated parking spaces.

## Agent note

The vendor has informed us there are 100 years remaining on the lease. The ground rent is £550 per annum and the maintenance charge is £226 per month.



## 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: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed  
Up to 76 Mbps download speed. This is based on information provided by Openreach.

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## ANTI-MONEY LAUNDERING REGULATIONS

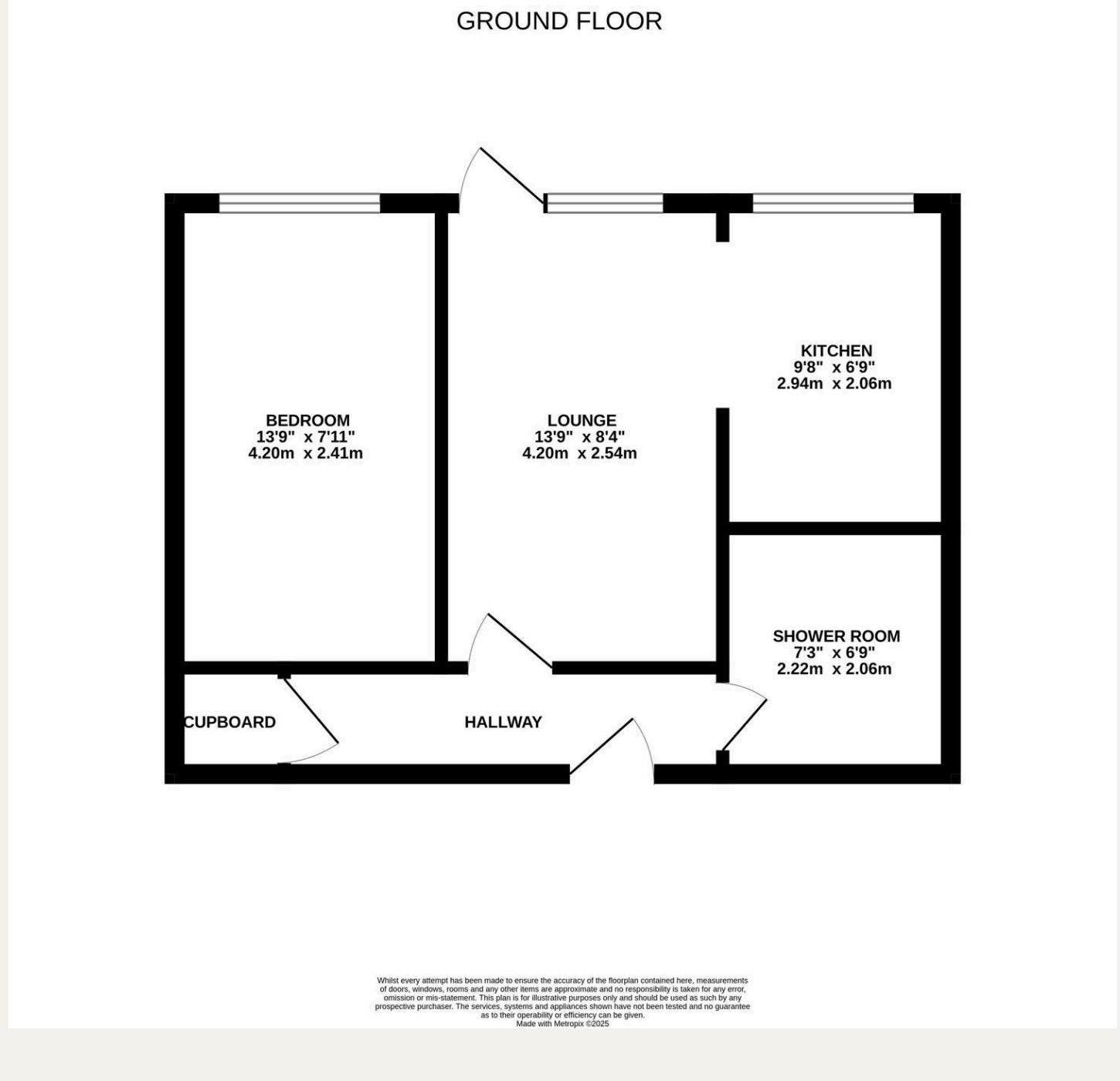
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## DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or 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 *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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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other fixtures and fittings are approximate only and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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