



Flat 4, 54 Navigators Way, Hedge End, Southampton, SO30 2GP

Offers in excess of £200,000

WHITE & GUARD

Flat 4, 54 Navigators Way

Hedge End, Southampton

INTRODUCTION

Offered with no forward chain, this two bedroom, first floor apartment benefits from two allocated parking spaces and a well-maintained, south westerly facing, communal rear garden. The accommodation briefly comprises a spacious, open-plan lounge/diner/kitchen which has a Juliet balcony to the rear, two bedrooms and a bathroom. Additional benefits include underfloor heating throughout.

LOCATION

The property is located in Hedge End and benefits from being close to local shops, reputable schools and amenities, including Hedge End's village centre, retail park and the M27 motorway links. Upon entering Navigator's Way from Shamblehurst Lane South, the property can be found a short way along on the right hand side.

- TENURE - SHARE OF FREEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND B





INSIDE

The front door opens into the entrance hall which has a storage cupboard and doors through to all rooms. The generous lounge/diner/kitchen is an L-shaped room, triple aspect room with windows to the front, side and rear, as well as a patio doors opening to the Juliet balcony. The kitchen has been fitted with a matching range of wall and base units with a built-in oven and gas hob with extractor over, as well as space for appliances and a useful breakfast bar.

Both the master bedroom and second bedroom have windows overlooking the rear garden, whilst the bathroom comprises a P-shaped bath with shower over, vanity wash hand basin, WC and a window to the front.

OUTSIDE

To the front of the property there is allocated parking for two cars, whilst to the rear there is a communal garden, which enjoys a south westerly aspect and is mainly laid to lawn.

ADDITIONAL INFORMATION

The property is share of Freehold with 109 years remaining on the lease. There is an annual maintenance charge of £600 per annum, which is due for its annual review in December 2023.



SERVICES:

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

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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.



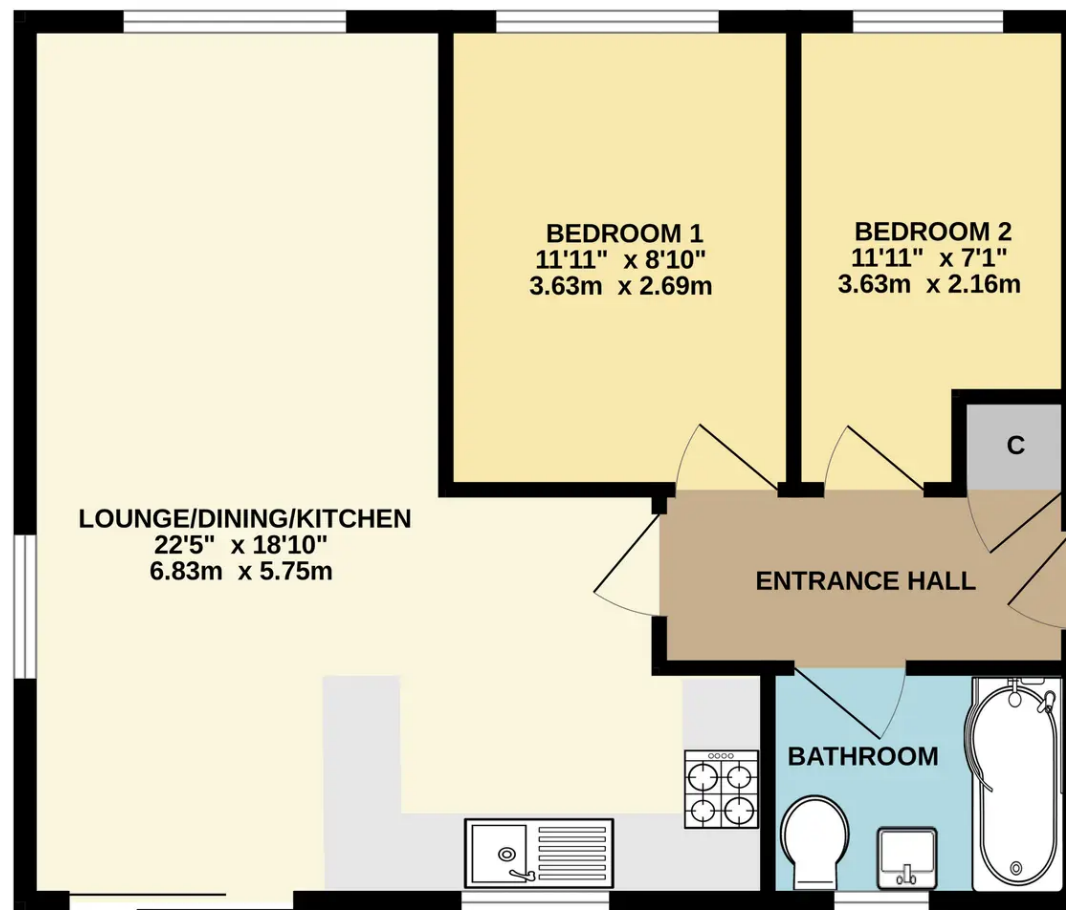
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR 596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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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