




**Bitterne**  
**023 8042 2600**



**Flat 4 Batley House, 46 Peartree Avenue,  
Southampton, Hampshire, SO19 7JP**

**£190,000 Leasehold**

**Draft Details Awaiting Vendor Approval**

Welcome to Batley House! Introducing this GORGEOUS two-bedroom ground floor flat situated in the heart of Bitterne. Boasting its very own self-contained garden, allocated parking space and private entrance. Step inside through an entrance porch guiding you into a sociable open plan living space with a bespoke high-gloss fitted kitchen. Including granite worktops and full integral appliances (dishwasher, microwave, oven and fridge freezer). Heading down the inner corridor there are two spacious doubles with the primary room hosting its own en-suite shower room and both rooms offering fitted wardrobes. At the head of the corridor is a sizeable bathroom suite! **SOLD WITH NO FORWARD CHAIN** this absolute gem is one not to be missed. Call us NOW to book your viewing!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	<b>69</b>	<b>69</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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## £190,000 Leasehold

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### Approach

Fence enclosed private garden, decking, shed, steps down to front door.

### Porch

Smooth ceiling, UPVC double glazed obscured window to front and side, door to:

### Kitchen/ Living Space

20' 1" (6.12m) max x 10' 1" (3.07m)::  
Smooth ceiling, UPVC double glazed window to front and UPVC double glazed window to side, range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, built in oven and hob with extractor fan over, built in fridge, freezer, washing machine, slimline dishwasher, integral microwave.

### Hallway

Smooth ceiling, cupboard housing water tank, two electric heaters, door to:

### Master Bedroom

16' 1" (4.90m) x 8' 2" (2.49m)::  
Smooth ceiling, UPVC double glazed window to front, two electric radiators, door to:

### Ensuite

Smooth ceiling, UPVC double glazed obscured window to side, three piece suite comprising of shower cubicle with mains fed shower over, WC and wash hand basin, heated ladder towel rail, tiling to principle areas, extractor fan.

### Bedroom Two

16' 1" (4.90m) max x 10' 1" (3.07m)::  
Smooth ceiling, UPV double glazed window to front, electric heater.

### Bathroom

Smooth ceiling, three piece suite comprising: panel enclosed bath with mains fed shower over, WC, wash hand basin, heated ladder towel rail, tiling to principle areas.

### Parking

One allocated parking space to rear.

### We are advised by the vendor the lease details are as follows:

Lease - 125 years from 2017  
Service charge - £3,082  
Ground rent - £250

### Services

Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

### Council Tax Band

Band A

### Sellers Position

No Forward Chain

### Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

## GROUND FLOOR



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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### Bitterne

249 Peartree Avenue  
Bitterne  
SO19 7RD

023 8042 2600

### Shirley

391 Shirley Road  
Shirley  
SO15 3JD

023 8078 0787

### Woolston

24 Portsmouth Road  
Woolston  
SO19 9AB

023 8039 3255

### Auction Department

62 High Street  
West End  
SO30 3DT

023 8047 4274

### Lettings & Block Management

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, offset, buy to let, non status, re-mortgage and more.

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