



30 Luck Road, Bursledon - SO31 8LR

Offers in Region of £260,000

WHITE & GUARD

# 30 Luck Road

Bursledon, Southampton

## INTRODUCTION

This beautifully presented two bedroom ground floor flat, which has its own private entrance and two allocated parking spaces. Inside, you will find two double bedrooms, a modern bathroom and an open-plan kitchen, living and dining area complete with integrated appliances.

## LOCATION

Situated on the outskirts of Bursledon's new housing development, the property is conveniently close to local shops, schools and amenities, including the large Tesco Extra Superstore and the M27 motorway links.

## DIRECTIONS

Upon entering Cunningham Gardens from Hamble Lane, continue into Luck Road and proceed straight ahead, turning right where the property can be found on the right-hand corner of the building.

- EASTLEIGH COUNCIL BAND B
- LEASEHOLD
- EPC RATING B
- TWO BEDROOM GROUND FLOOR FLAT
- BEAUTIFULLY PRESENTED THROUGHOUT
- OPEN PLAN KITCHEN LIVING DINING AREA
- MODERN BATHROOM
- TWO ALLOCATED PARKING SPACES





## GROUND FLOOR

The entrance has two large storage cupboards and doors to all rooms. A door leads into the kitchen, which has been fitted with a range of wall and base units with a built-in oven and gas hob with an extractor oven. Integrated fridge/freezer, dishwasher and washing machine. The kitchen is open plan to the dining and sitting room with windows to the front, side and rear.

There are two double bedrooms with the master to the front of the property.

The bathroom has a panel enclosed bath with a shower over, a wash hand basin, WC and a window to the rear.

## OUTSIDE

At the rear there are two allocated parking spaces along with green areas.

## ADDITIONAL INFORMATION

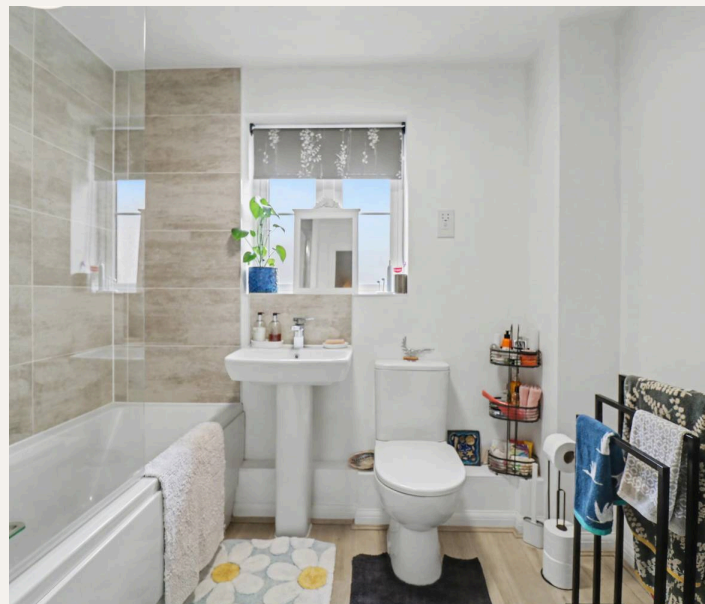
Lease: 994 years remaining.

Service charge: £1145.70 per annum, includes ground rent and is reviewed yearly in October.

## 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:** Full Fibre Broadband Up to 115 Mbps upload speed Up to 1600 Mbps download speed. This is based on information provided by Openreach.



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#### ANTI-MONEY LAUNDERING REGULATIONS

**Buyers:** If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

**Sellers:** Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

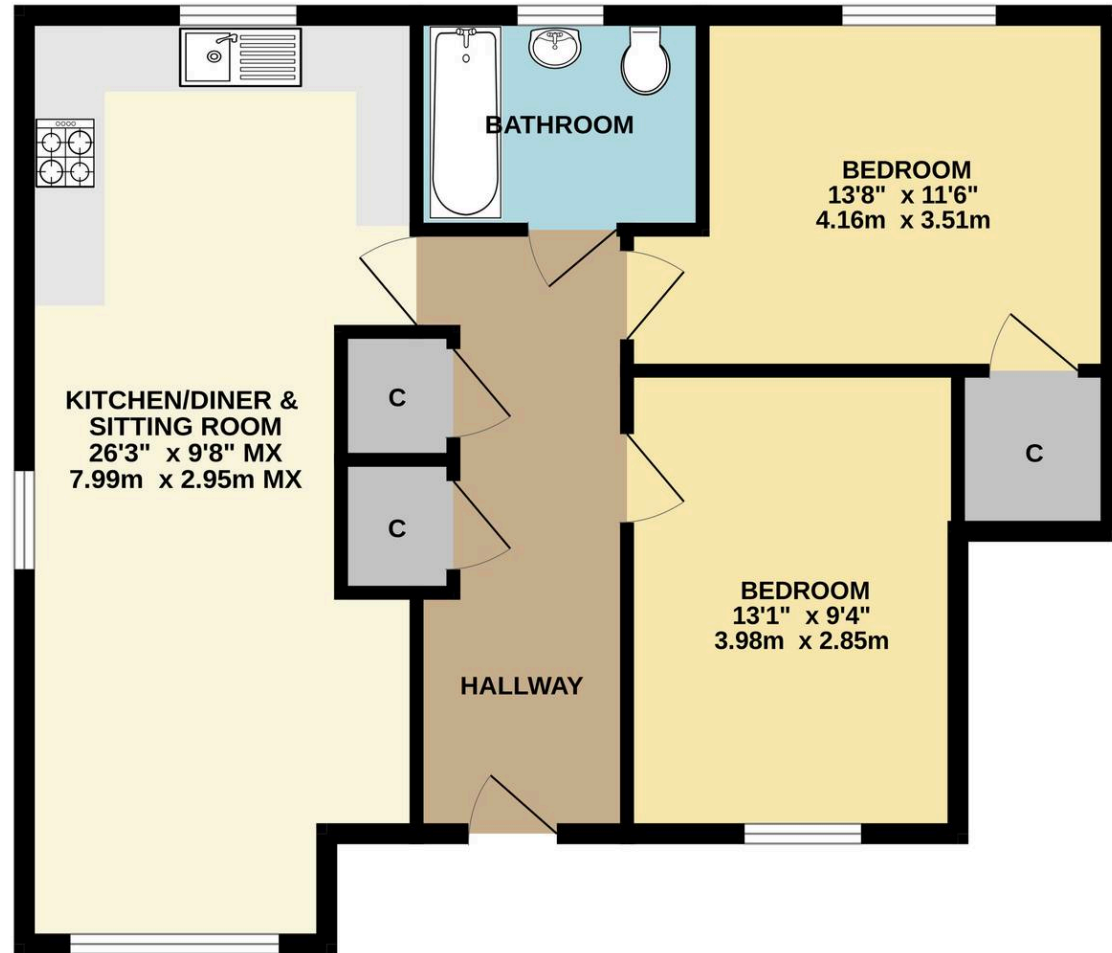
#### DISCLAIMER

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 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.

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## GROUND FLOOR 698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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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