



Flat 12 Woodlands Court, Cobden Avenue, Bitterne Park, Southampton, SO18 1FG  
£200,000

WHITE & GUARD

## INTRODUCTION

Located within a gated development in the highly desirable area of Bitterne Park, this well-presented two-bedroom top-floor apartment offers modern living with excellent convenience. The property benefits from secure entry, lift access, allocated parking under a car port, and a private brick-built storage shed, making it an ideal purchase for first-time buyers, professionals, or investors.

## LOCATION

Bitterne Park is a highly regarded residential area offering excellent local amenities, including its own primary and secondary schools, a library, and the well-known Bitterne Park Triangle, which serves as a charming hub of independent shops and everyday conveniences. The property is ideally positioned close to Riverside Park, set along the River Itchen, providing a picturesque setting for riverside walks, cycling and kayaking.

Southampton city centre is easily accessible and offers an extensive choice of high-end retail, dining, leisure facilities and a mainline railway station, while Southampton Airport is approximately twenty minutes away. The area is also exceptionally well connected, with convenient access to the M27, M3 and A3 routes to London.

## AGENTS NOTE

The property is leasehold, and we are advised (by the vendor) that there is approx. 101 years remaining on the lease. (£150 Ground Rent per annum / £907.05 Service Charge per every 6 months). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 101 Years
- Southampton City Council - Band B
- EPC - Grade C





## INSIDE

A secure entry system leads into the well-maintained communal hallway, with both stairs and lift access to all floors. Situated on the top floor, the apartment opens into a welcoming entrance hall featuring laminate flooring, a built-in storage cupboard, radiator, and access to all principal rooms.

The modern bathroom is fitted with tiled flooring and partially tiled walls, a panel-enclosed bath, WC, wash hand basin with storage beneath, and a radiator.

Bedroom one is a spacious double room with a double-glazed window to the front, carpeted flooring, radiator, and built-in wardrobes. The room also benefits from access to a private ensuite shower room.

The ensuite shower room has tiled flooring, partly tiled walls, heated towel rail, shower cubicle, WC and wash hand basin with storage under.

Bedroom two is another good-sized double bedroom with a double-glazed front-facing window, carpeted flooring, and radiator.

The open-plan lounge and dining area provides a bright and comfortable living space, featuring laminate flooring, a radiator, a feature fireplace with marble surround and hearth, and a Juliet balcony to the front allowing plenty of natural light. A double-glazed window to the side further enhances the brightness of the room.

The fitted kitchen, accessed directly from the lounge diner, includes a range of wall and base units with roll-top work surfaces and a stainless steel sink. Integrated appliances include an oven, hob with extractor hood, fridge freezer and dishwasher, with additional space for a washing machine.

## OUTSIDE

The development is accessed via secure electric gates at the front. To the rear of the building, the property benefits from an allocated parking space beneath a car port.

A brick-built storage shed located at the front of the property provides convenient storage space, ideal for bicycles or additional belongings.

## SERVICES

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

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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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.

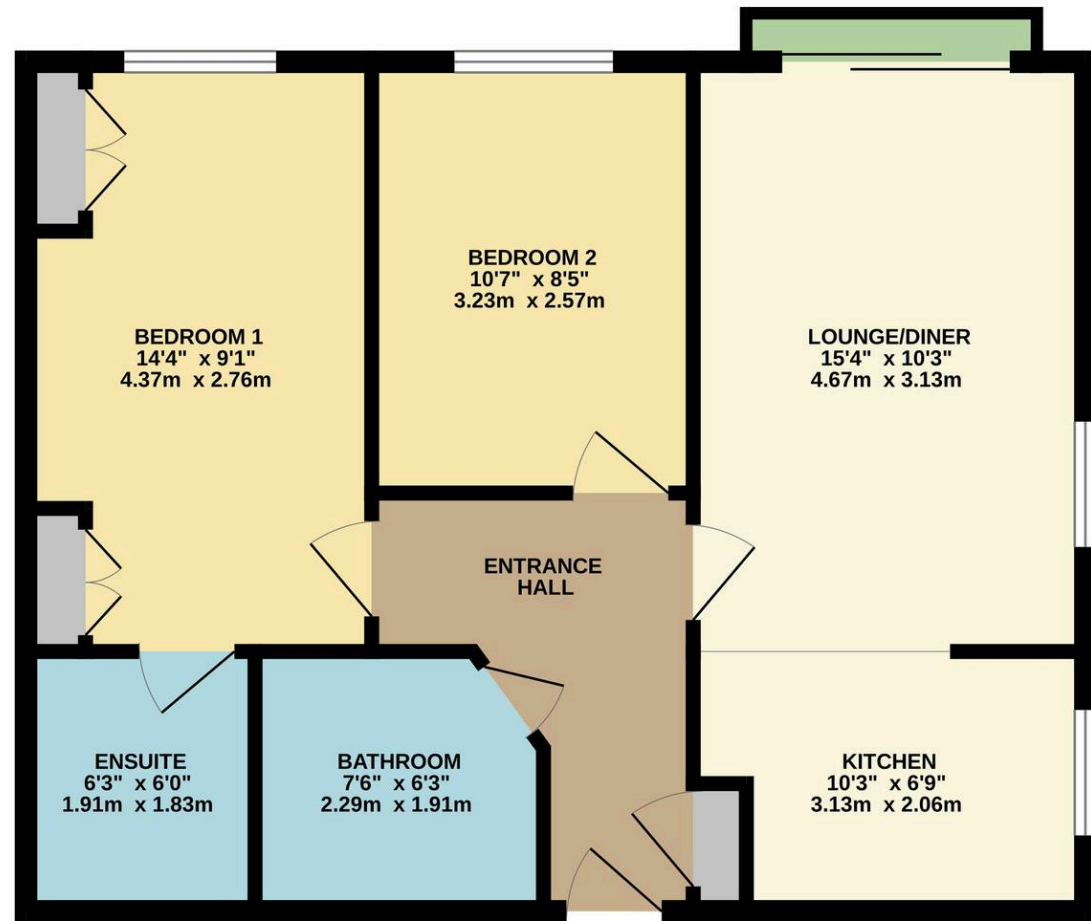
### DISCLAIMER

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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## SECOND 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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