



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

fieldpalmer
ESTATE AGENTS

Bitterne
023 8042 2600



Flat 4 Wellow Court, 44 Cobbett Road, Bitterne Park, Southampton, Hampshire, SO18 1UR

Offers Over £150,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Wellow Court! This duplex apartment is simply stunning! Positioned to the rear of the block, you have your own private entrance which is conveniently located close to the communal garden and car parking area. The lounge is bright with large windows to the rear, looking into the garden. This room leads seamlessly to the kitchen. The kitchen has been finished with modern, high-gloss cabinetry, a striking vinyl floor and a wood-effect working surface with a neat breakfast bar – there is also under-stair storage. Upstairs, the bedroom is a good-size and flooded with natural light. The bathroom is modern with a white suite, the airing cupboard is there too! Outside, there is ample parking and a lawned communal garden. The property is located in the popular location of Bitterne Park and viewing is a must.

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Approach:

Block paved shared driveway leading to front door and communal car park.

Lounge/Diner

11' 3" (3.43m) x 12' 6" (3.81m)::

Smooth and coved ceiling, UPVC double glazed window to rear, electric heater, stairs rising to first floor, door to:

Kitchen

11' 4" (3.45m) x 12' 6" (3.81m)::

Smooth ceiling with extractor, a range of wall, base and drawer units with work surface over, sink and drainer inset, integrated electric hob and oven with extractor over, under stair storage cupboard, space for appliances.

Landing:

Smooth and coved ceiling, doors to:

Master Bedroom

11' 4" (3.45m) x 11' 9" (3.58m)::

Smooth and coved ceiling, UPVC double glazed window to rear overlooking communal garden.

Bathroom :

Smooth ceiling with extractor over, cupboard housing water tank, three-piece suite comprising: panel enclosed bath with mains fed shower over, wash hand basin and WC, tiling to principal areas.

Parking:

Resident and visitor parking on first come, first-served basis to rear of property.

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

Lease length: 125 years from 1994

Service Charge: £1,831.00 per annum

Ground rent: £150.00 per annum

Reserve fund: £909.00 per annum

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

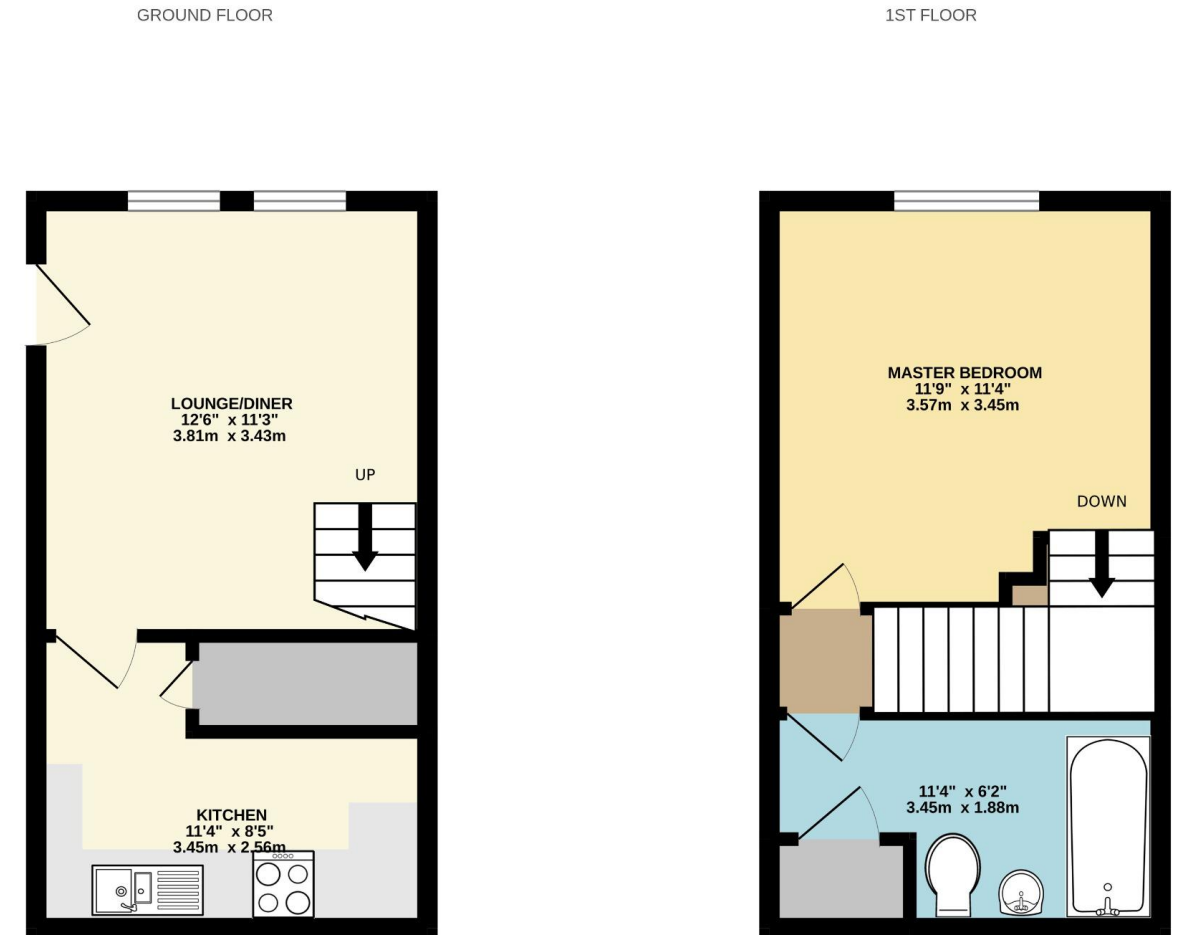
Band A

Sellers Position

Buying On

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.



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, off-set, buy to let, non status, re-mortgage and more.

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