



Flat 12, Cunningham House Claylands Road, Bishops Waltham -
£120,000

WHITE & GUARD

Flat 12

Cunningham House Claylands Road, Southampton

INTRODUCTION

Available for sale with no forward chain, this recently refurbished two bedroom first floor apartment located within Bishops Waltham, the property benefits from having a re-fitted bathroom suite and an upgraded kitchen, with newly fitted carpets and flooring throughout. The property briefly comprises two good sized bedrooms, a spacious lounge/diner with adjoining kitchen and a well-presented bathroom suite.

LOCATION

The property is just a short distance from Bishop Waltham's centre which offers a broad range of local shops, boutiques, restaurants and amenities; including a post office, several pubs, a doctor's surgery and regular bus services. There are many beautiful walks and bridle paths available in and around the area. The neighbouring village of Botley is only minutes away and provides a mainline railway station, with both Winchester City Centre and Southampton Airport just under half an hour away. All main motorway access routes are also within easy reach.

- FIRST FLOOR APARTMENT
- LOUNGE/DINER
- UPGRADED KITCHEN
- RE-FITTED BATHROOM SUITE
- CLEAN AND TIDY
- LEASEHOLD - 115 YEARS
- EPC - GRADE D
- WINCHESTER CITY COUNCIL - BAND A





WHITE & GUARD

INSIDE

The front door to the apartment opens into entrance hall which is laid to wood effect flooring, has a double fitted storage cupboard and a security intercom system to one wall.

The well-proportioned lounge/diner has a double glazed window to the front elevation, is laid to carpeted flooring and has a modern electric radiator to one wall. A doorway leads to the adjacent kitchen.

The kitchen is laid to vinyl flooring and offers a range of matching wall and base level work units with complementary fitted countertops, which incorporate an inset stainless steel sink and drainer, along with an induction hob and a newly fitted electric oven.

Both bedrooms are double rooms and are laid to carpeted flooring, the second bedroom benefitting from a fitted cupboard and the master bedroom allows space for free standing bedroom furniture.

The well-presented bathroom suite is laid to vinyl flooring and provides a panel enclosed bath with electric shower over and a fitted shower screen, a WC and a pedestal wash hand basin.

SERVICES

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

BROADBAND

Gfast Fibre Broadband is available with download speeds of up to 330-330 Mbps and upload speeds of up to 33-50 Mbps. Information has been provided by the Openreach website.

Agents Note ;

Length of lease remaining: 115 years

Ground Rent amount: £402.73 per annum (This rent is payable in respect of the period 25th March 2026 to 24th March 2027)

Service Charge amount: £ 1,978.88 per annum (£989.44 paid every 6 months)



WH



VILLAGE POND

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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.

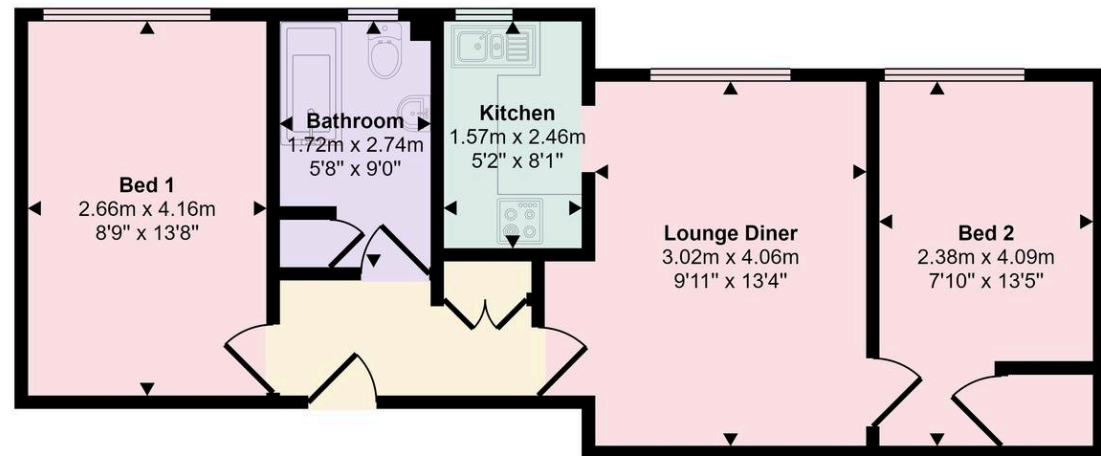
DISCLAIMER

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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Approx Gross Internal Area
49 sq m / 526 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.