34 Odiham Close | £100,000

Lordshill, Southampton, SO16 8JL

Henshaw Fox

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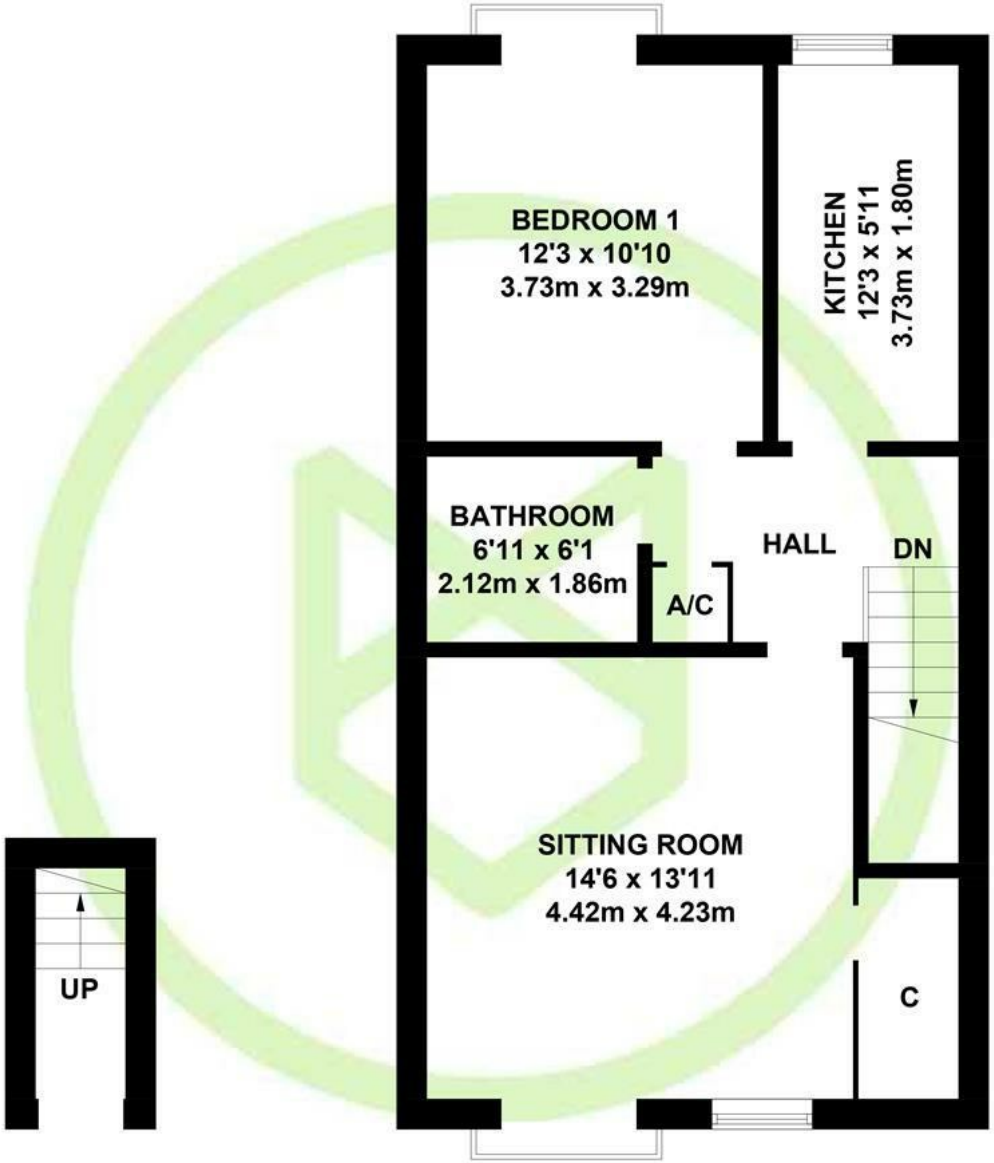

GROUND FLOOR FIRST FLOOR

APPROXIMATE GROSS INTERNAL AREA
GROUND FLOOR = 23 SQ FT / 2.1 SQ M
FIRST FLOOR = 588 SQ FT / 54.6 SQ M
TOTAL = 611 SQ FT / 56.7 SQ M
Illustration for identification purposes only, measurements are approximate, not to scale. (ID1276890)

Summary

Conveniently positioned at the head of a quiet cul-de-sac with a wide range of amenities close by, as well as Southampton General Hospital, this spacious first floor maisonette is ideal for investors, first time buyers or downsizers. Offered to the market with no onward chain the accommodation offers scope to improve and features a generous sitting room, double bedroom, kitchen and bathroom with communal gardens and ample communal parking. A drying area is situated to the rear of the property.

Features

- A spacious first floor maisonette
- Conveniently situated close to amenities yet discreetly positioned in a cul-de-sac
- Generous sitting room with Juliette balcony
- Fitted kitchen with space and plumbing for white goods
- Double bedroom with Juliette balcony and family bathroom
- Scope to improve and add value
- Ample communal parking
- Communal garden with area for drying clothes
- No onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Accommodation
The part glazed front door opens into the entrance hall with stairs ascending to the first floor landing proving space for coats and shoes. The generous sitting room over looks the front aspect via French doors and Juliette balcony flooding the room with light. A large storage cupboard is situated over the stairs. The double bedroom also boasts French doors to a Juliette balcony overlooking the communal gardens. The fitted kitchen offers a range of wall and base units with contrasting work surfaces and an integrated cooker. Space and plumbing is available for additional white goods. The family bathroom comprises a white suite with a panelled bath , wash basin and wc.

Parking
Extensive parking is available in the communal area to the front of the property.

Outside
As you approach the property a small bin store is situated to the right of the front door with a planting area over. The communal gardens are maintained as part of the service charge with a drying area for washing to the rear of the property.

Location
Lordshill is a well connected and an increasingly popular residential suburb with a strong sense of community and a variety of local amenities. An ideal location for families, professionals, and retirees alike. Transport links are a key advantage with excellent road connections via the A35 and M271, offering quick access to the M27 for commuters. Public transport is also readily available, with frequent bus services to Southampton city centre, the General Hospital, and surrounding districts. Southampton Central railway station and Southampton Airport are both within easy reach. Local amenities include a range of shops, supermarkets, and eateries, as well as nearby retail parks offering further choice. Residents enjoy close proximity to Shirley and Lordswood, as well as Southampton Common and several smaller parks. The nearby General Hospital and various medical practices also make Lordshill a convenient location for healthcare professionals.

Anti Money Laundering
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable.? We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position
No onward chain

Heating
Gas fired central heating

Council tax
Band A - Southampton City Council

Maintenance charge
A maintenance charge of £385.20 per annum Includes buildings insurance and upkeep of communal areas

Ground rent
£10 per annum

Leasehold details
The property benefits from 90 years remaining of a 125 year lease commencing in 1991

Disclaimer
Estate Agents Act Disclaimer- Under the terms of the Estate Agency Act 1979 we are obliged to declare that the vendor is associated with an employee of Henshaw Fox.

Disclaimer Property Details
These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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