



2 Southbrook Mews, Bishops Waltham - SO32 1RZ  
In Excess of OIRO £120,000

WHITE & GUARD

# 2 Southbrook Mews

Bishops Waltham, Southampton

## INTRODUCTION

This ground floor apartment is ideally situated in a central location, offering easy access to Bishops Waltham town centre. Amenities including doctors' surgeries, pharmacies, and shops are all within comfortable walking distance. Set within a well-regarded development for residents over 55, the property features a modern re-fitted kitchen and shower room. Offered for sale with no forward chain, the apartment also includes a spacious living room and a double bedroom with fitted wardrobes. Residents benefit from access to parking, communal gardens, laundry facilities, and a communal lounge within the development.

## LOCATION

The property is centrally located within Bishops Waltham village and therefore benefits from being close to a range of amenities including shops, a post office and several pubs. The property is also situated close to the doctor's surgery and conveniently near to regular bus services. The neighbouring village of Botley benefits from a mainline railway station and all main motorway access links are within easy reach.

- WINCHESTER COUNCIL BAND B
- EPC RATING C
- LEASEHOLD
- NO FORWARD CHAIN
- OVER 55'S ONE BEDROOM GROUND FLOOR APARTMENT
- COMMUNAL LOUNGE / KITCHEN
- COMMUNAL GARDENS
- LAUNDRY ROOM





## INSIDE

Access to the property is conveniently found on the ground floor. The front door opens into an entrance hall, and doors lead to all living accommodation. The main living space comprises a well proportioned lounge dining room with archway access to a modern fitted kitchen. The kitchen itself comprises a range of modern wall and base level work units with fitted work surfaces over which incorporate an inset stainless steel sink and two ring induction hob and extractor hood over. Furthermore, there is space for a fridge freezer, a fitted electric oven and a window to one side provides an attractive outlook onto the communal gardens. The sizeable double bedroom benefits from a range of fitted wardrobes and allows further space for freestanding bedroom furniture. Completing the internal accommodation is a re-fitted shower room, the modern suite consists of an enclosed electric shower cubicle, WC, wash hand basin and heated towel rail.

## OUTSIDE

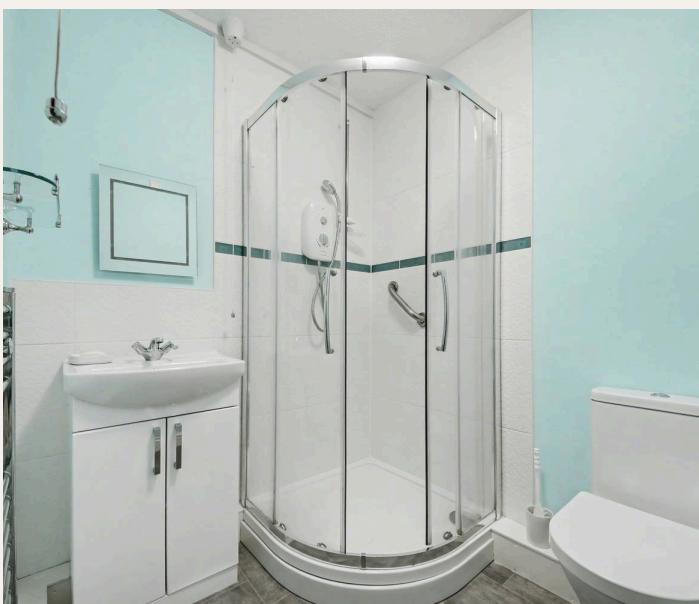
Externally there is private residents parking which operates on a first come first served basis and well cared for communal gardens to enjoy.

## SERVICES:

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

**Broadband:** Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

**Agents Note:** We have been advised that there are approximately 150 years remaining on the lease having been extended in 2016. There is a ground rent charge of £525 Per annum and a monthly service charge of £225.



T: 01489 893946

Brook House, Brook Street, Bishops Waltham,  
Southampton, Hampshire, SO32 1AX  
E: bishopswaltham@whiteandguard.com  
W: whiteandguard.com

#### 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.

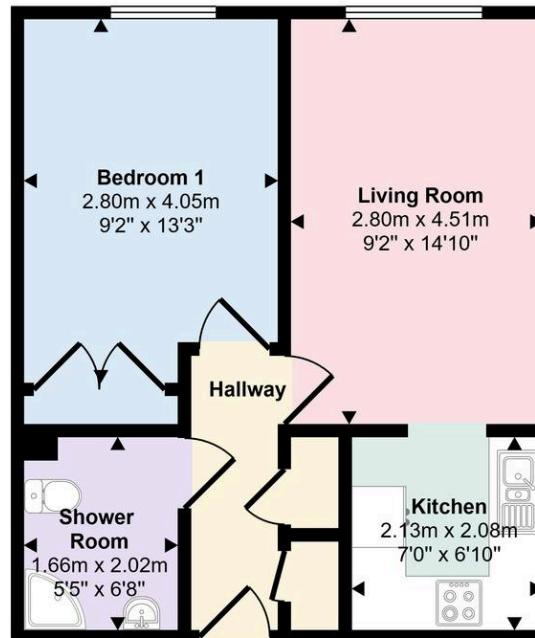
#### DISCLAIMER

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 documentation 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.

**rightmove**  **OnTheMarket**  **Zoopla**



Approx Gross Internal Area  
39 sq m / 415 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.