Flat 6, Yew Trees Lower Lane, Bishops Waltham - SO32 1AS

In Excess of £200,000

WHITE & GUARD

Flat 6

Yew Trees Lower Lane, Southampton

INTRODUCTION

A well presented two bedroom first floor apartment is positioned a short distance away from Bishops Waltham sought after Historic town centre. Offering spacious accommodation throughout which includes an open plan kitchen, dining living room with dual aspect windows providing a bright and airy feel. Furthermore, there are two double bedrooms with the main bedroom benefitting from an en-suite shower room and a separate family bathroom completes the internal space. Externally the apartment benefits from residents parking operated on a first come first served basis.

LOCATION

The property benefits from being within walking distance of Bishops Waltham which offers a broad range of local shops, boutiques, restaurants and amenities including a post office, two pubs, a doctor's surgery and regular bus services. There are also beautiful walking tracks and playing fields. The neighbouring village of Botley is only minutes away and provides a mainline railway station with both Winchester City Centre and Southampton Airport being just under half an hour away. All main motorway access routes are within easy reach.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- LEASEHOLD
- TWO BEDROOM FIRST FLOOR APARTMENT
- WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- ENSUITE TO MASTER BEDROOM
- FAMILY BATHROOM
- RESIDENTS PARKING

INSIDE

Entry to the property is gained through a security entry system, stairs and a residents lift lead to all floors. Flat 6 can be found on the first floor and the front door opens into the entrance hall which has doors leading to the principal accommodation alongside a practical fitted storage cupboard. The main living space comprises a spacious kitchen dining living room with a bright dual aspect. The room provides a dedicated living area which extends to the kitchen and dining space. The kitchen itself comprises a matching range of wall and base level work units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, gas hob and electric oven. Furthermore, there is space and plumbing provided for a dishwasher and fridge freezer. The main bedroom is a good size double room which allows space for freestanding bedroom furniture and has an adjoining en-suite which consists of an enclosed mains shower cubicle, wash hand basin and WC. The second bedroom also a double room is currently in use as a spare room and crafts room / study. Completing the accommodation is a well appointed bathroom suite, the offers a panel enclosed bath with shower attachment over, inset wash hand basin with storage cupboard under, WC and a heated towel rail.

OUTSIDE

Externally there is communal residents parking available on a first come first served basis.

Lease Information: We have been advised that there are approximately 105 years remaining on the lease, an annual ground rent charge of £250 and the annual service charge is £3253.

SERVICES:

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

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.

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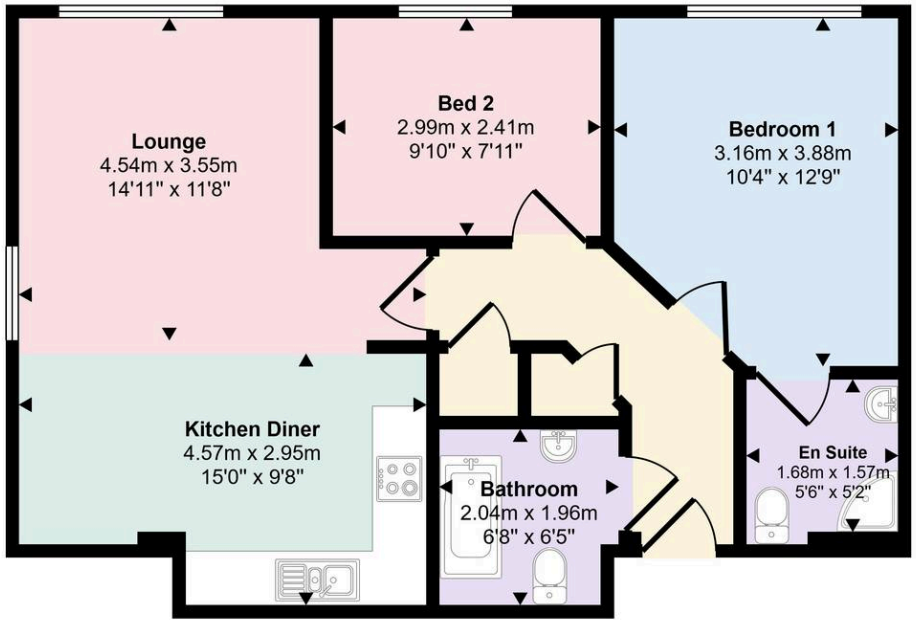
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

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 £40 + VAT for these checks 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.

Approx Gross Internal Area
61 sq m / 657 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.