

**Rowe
& Co.**

21 Rostron Close, West End

Southampton

£160,000

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& Co.**



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West End, Southampton

This spacious first-floor one-bedroom apartment is ideally situated in a popular and convenient location. The accommodation comprises an entrance hall, an open-plan kitchen/living area, a generous double bedroom, a bathroom, and useful storage cupboards. The property is clean, light, and airy throughout and has been maintained to a very high standard. Externally, residents benefit from allocated and visitor parking, a well-kept communal garden, a bike shed, and a communal bin store.

LOCATION

West End is a highly sought-after location offering a wide range of local amenities, including everyday shopping facilities, a supermarket, post office, doctors' surgeries, hairdressers, and well-regarded local schools. Additional benefits include the David Lloyd Health and Fitness Club, the Ageas Bowl, and convenient access to the superstore outlets at Hedge End. Southampton Airport and Parkway railway station provide excellent transport links, with regular services to London Waterloo, as well as easy access to the motorway network.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: C

- First Floor Apartment
- Allocated & Visitor Parking
- Open Plan Kitchen / Living Area
- Popular Location
- Gas Central Heating



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INSIDE

The property is entered via a spacious, carpeted entrance hall, with doors leading to all principal rooms and access to two large storage cupboards. To one side is the open-plan kitchen and living area, featuring a front-facing window and carpeted flooring. The lounge area is a good size, offering ample space for a variety of furniture arrangements.

The kitchen is fitted with a range of wall and base units, with cupboards and drawers beneath complementary worktops. There is a spacious master bedroom, laid to carpet, along with a large family bathroom. The bathroom is fitted with a panel-enclosed bath with shower over, wash hand basin, and WC.

OUTSIDE / LEASE

The property benefits one allocated parking space with further visitor spaces available. There is a communal bin store and bike shed.

Lease – 83 Years Remaining

Service Charge = £1,397 PA

Ground Rent - £225 PA

AGENTS NOTE

Under Section 21 of the Estate Agents Act 1979, we wish to confirm that this property is owned by a staff member of Rowe & Co.



GROUND FLOOR

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**REQUEST
VIEWING**

(GOTTA BE QUICK!)

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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