



4 Catland Copse, Bursledon, SO31 1EU

£240,000

WHITE & GUARD

# 4 Catland Copse

Bursledon, Southampton

## INTRODUCTION

Offered with no forward chain, this two double bedroom, first floor apartment offers a generous, triple aspect, kitchen/dining/living room with a balcony, a modern bathroom, and two, well-proportioned double bedrooms, with an en-suite shower room to the master. Outside there is communal parking in the resident's carpark and a lawned communal garden to the front.

## LOCATION

The property is situated on the outskirts of Bursledon in the popular Latitude development, and benefits from being close to a range of shops and amenities, including reputable schools, the M27 motorway links, as well as both River Hamble and Manor Farm Country Parks.

Upon entering Catland Copse from Barnfield Way, the apartment can be found immediately on the left hand side.

- TENURE - LEASEHOLD
- EPC GRADE B
- EASTLEIGH BOROUGH COUNCIL BAND B





## INSIDE

The front door opens into the entrance hall which has a window to the rear, two built-in storage cupboards and access to all principal rooms. The triple aspect kitchen/dining/living room has windows to the side and rear, as well as French doors opening onto a balcony to the front. The kitchen has been fitted with a modern range of wall and base units with cupboards and drawers under. There is a built-in oven with gas hob and extractor over, as well as appliance space for a free-standing fridge/freezer and washing machine.

The master bedroom has a window to the front and a modern en-suite, comprising a shower cubicle, wash hand basin, WC and heated towel rail. The second bedroom is also a double room and has a window to the front, whilst the modern bathroom has a panel enclosed bath with shower attachment, wash hand basin, WC and a window to the rear.

## OUTSIDE

To the front of the property there is communal parking available in the resident's car park, as well as a well-maintained, lawned communal garden.

## ADDITIONAL INFORMATION

The property is leasehold with 244 years remaining. There is ground rent of £210 per annum, due for review in July 2024, and a service charge of £1221.67 per annum, due for review in January 2024.

**Disclaimer:** Information has been provided by the vendor. Please seek verification from your solicitor prior to purchase.



SERVICES:

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

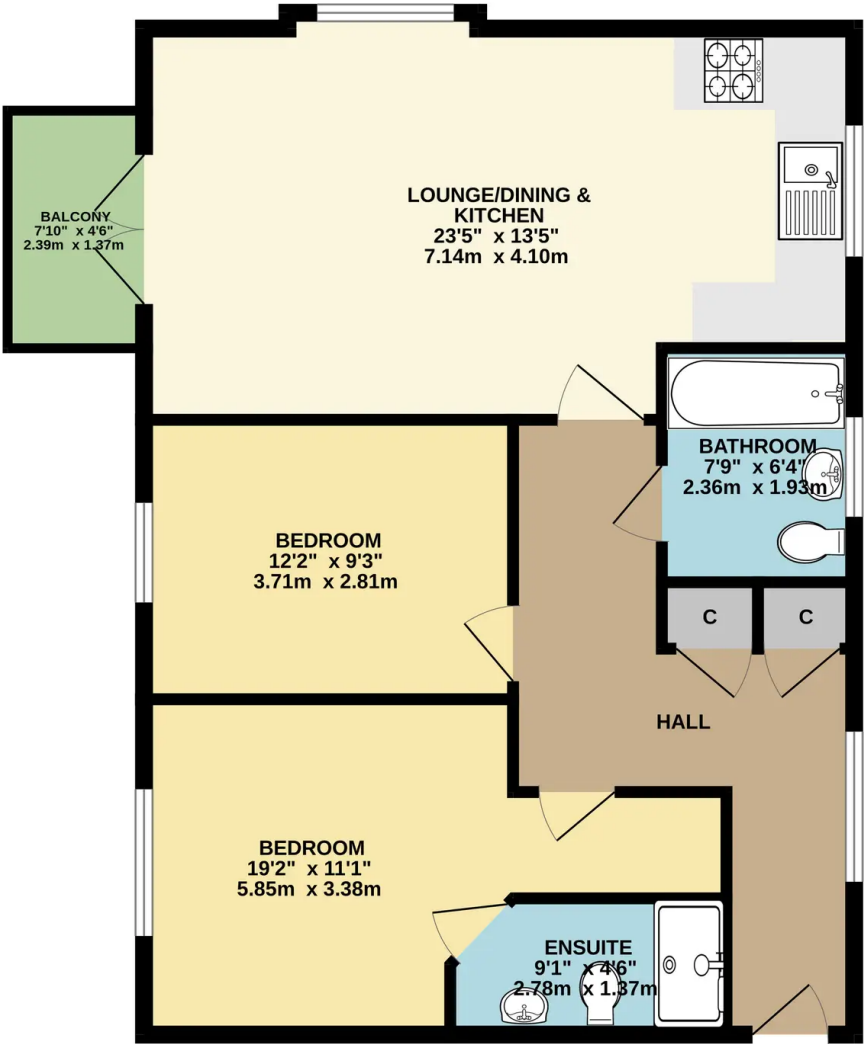
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GROUND FLOOR  
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.  
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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