



Flat 28, Cunningham House Claylands Road, Bishops Waltham
Offers Over £125,000

WHITE & GUARD

Flat 28

Cunningham House Claylands Road, Southampton

INTRODUCTION

A well presented one bedroom top floor apartment, conveniently positioned within Bishops Waltham. Offered for sale with allocated parking the property showcases a modern and spacious open plan kitchen lounge, double bedroom with plenty of space for freestanding bedroom furniture and a well appointed bathroom suite. Having been constructed in 2019 the property benefits from a remaining lease length in excess of 115 years and is perfectly suited to first time buyers.

LOCATION

The property is just a short distance from Bishop Waltham's centre which offers a broad range of local shops, boutiques, restaurants and amenities; including a post office, several pubs, a doctor's surgery and regular bus services. There are many beautiful walks and bridle paths available in and around the area, along with the village pond which is a short walk away. The neighbouring village of Botley is only minutes away and provides a mainline railway station, with both Winchester City Centre and Southampton Airport just under half an hour away. All main motorway access routes are also within easy reach.

- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- BEING SOLD VIA 'SECURE SALE'
- WINCHESTER COUNCIL BAND A
- EPC RATING B
- LEASEHOLD
- WITHIN WALKING DISTANCE TO THE VILLAGE CENTRE
- OPEN PLAN LIVING ROOM KITCHEN
- DOUBLE BEDROOM
- ALLOCATED PARKING SPACE
- COMMUNAL GARDENS





INSIDE

A security intercom system provides access to the communal entrance hall and stairs lead to all floors. Set on the top floor, is Flat 28. The front door to the apartment opens into a hallway which benefits from a fitted storage cupboard and internal oak doors lead to all accommodation. The principal living space is a spacious open plan kitchen living room which has two double glazed sky lights to the rear elevation. 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 drainer, induction hob with electric oven under and cooker hood over. Further integrated appliances within the kitchen include a fridge freezer and washing machine. Creating a degree of separation, the kitchen is laid to wood effect flooring while the lounge is carpeted and allows space for both a living and dining area. A well proportioned double bedroom provides plenty of space for freestanding wardrobes and bedroom furniture and two double glazed sky light windows provide plenty of natural light. The well maintained bathroom suite offers a panel enclosed bath with mains shower over and fitted shower screen, WC, wash hand basin, chrome heated towel rail and attractive tiling to the principal areas.

OUTSIDE

To the outside the property benefits from having an allocated parking space and access to communal gardens.

Lease Information: There are approximately 115 years remaining the lease. Our clients have advised that ground rent charge is £402 Per Annum and service charge is £3971.16 which is billed half yearly.



SERVICES

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

Broadband : GFast Broadband 232-330 Mbps download speed 21 - 50Mbps upload speed

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.

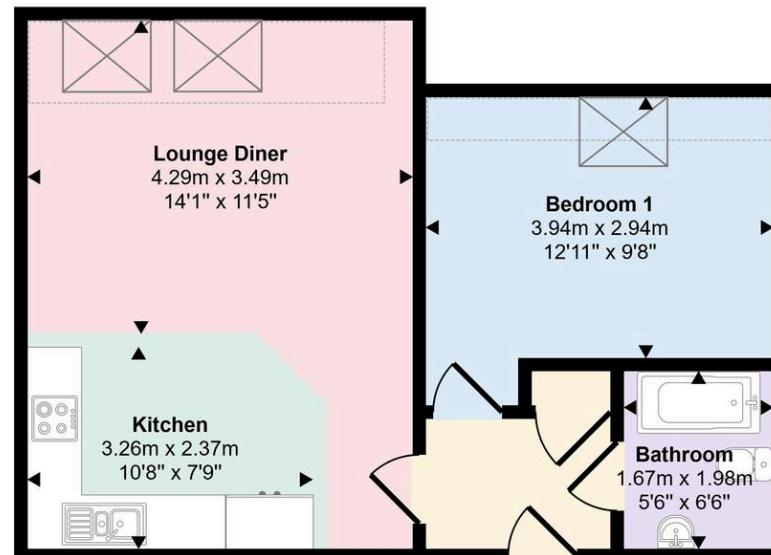
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility of 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.

rightmove  **OnTheMarket**  **Zoopla**



Approx Gross Internal Area
47 sq m / 501 sq ft



Floorplan

 Denotes head height below 1.5m

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.