



**22, Avro Close, Southampton, SO15 4AE**  
**£200,000**

A 2 bedroom ground floor apartment situated within a purpose built block of flats conveniently located. The accommodation on offers a welcoming entrance hallway, spacious lounge, modern fitted applianced kitchen, two double bedrooms with an ensuite to master and a full family bathroom.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed via a communal front door to an entrance hallway. The subject apartment is located on the ground floor and accessed by a six panelled door.

### **Entrance Hallway**

Textured ceiling, coving, two ceiling light points, single panel radiator, wooden style flooring. Wall mounted 'Potterton' heating control thermostat and security entry com system. A cupboard opens providing useful storage and shelving, a second door opens and houses a hot water cylinder with slatted linen shelving over.

All internal doors are of a six panel design.

### **Lounge 12'8" x 15'1" (3.88 x 4.62)**

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points and a television point.

From here an opening leads through into the kitchen



### **Kitchen 10'8" x 6'3" (3.26 x 1.92)**

Textured ceiling, ceiling light point, extractor fan, upvc obscure glazed window to the side aspect, wooden style flooring.

The kitchen is fitted with a range of low level 'Beech' effect cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with bowl, drainer and a mono block mixer tap over, four burner gas hob with a stainless steel extractor hood over. Electric fan assisted oven, integrated fridge / freezer, 'Indesit' washing machine, integrated full sized dishwasher. Wall mounted 'Potterton' boiler.



### **Bedroom 1 12'7" x 8'7" (3.84 x 2.63)**

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points and television point. This room benefits from a fitted wardrobe providing a good degree of hanging rail and storage.

A six panel door opens to an ensuite shower.



### **Ensuite 5'1" x 5'0" (1.56 x 1.53)**

Textured ceiling, ceiling light point, extractor fan, linoleum floor covering, single panel radiator, pedestal wash hand basin, wall mounted shavers point, wc, shower enclosure with a glass and chrome sliding doors with thermostatic shower valves within.



### **Bedroom 2 11'8" x 7'4" (3.56 x 2.24)**

Textured ceiling, ceiling light point, upvc double glazed window to front aspect, single panel radiator, provision of power points and telephone point.



### **Bathroom 6'3" x 6'9" (1.91 x 2.08)**

Textured ceiling, ceiling light point, extractor fan, linoleum floor covering, single panel radiator. Fitted with a three piece bathroom suite comprising pedestal wash hand basin, low level wc, panelled bath with a glass and chrome shower screen over and thermostatic shower. Tiled to half height and to full height within the bath area. Wall mounted electric shavers point.



### **Parking**

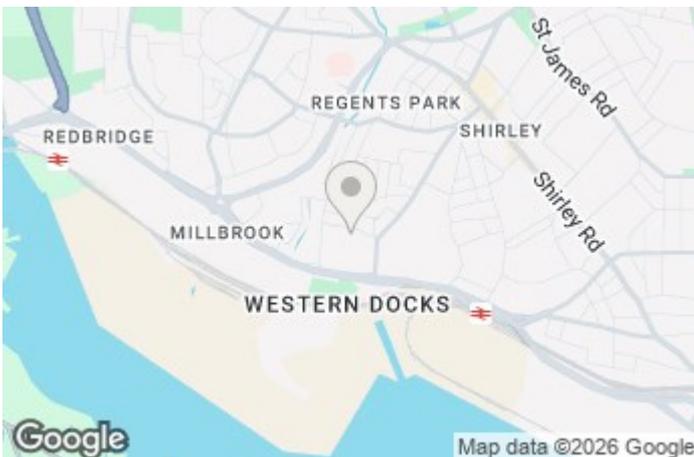
The property benefits from an allocated parking space

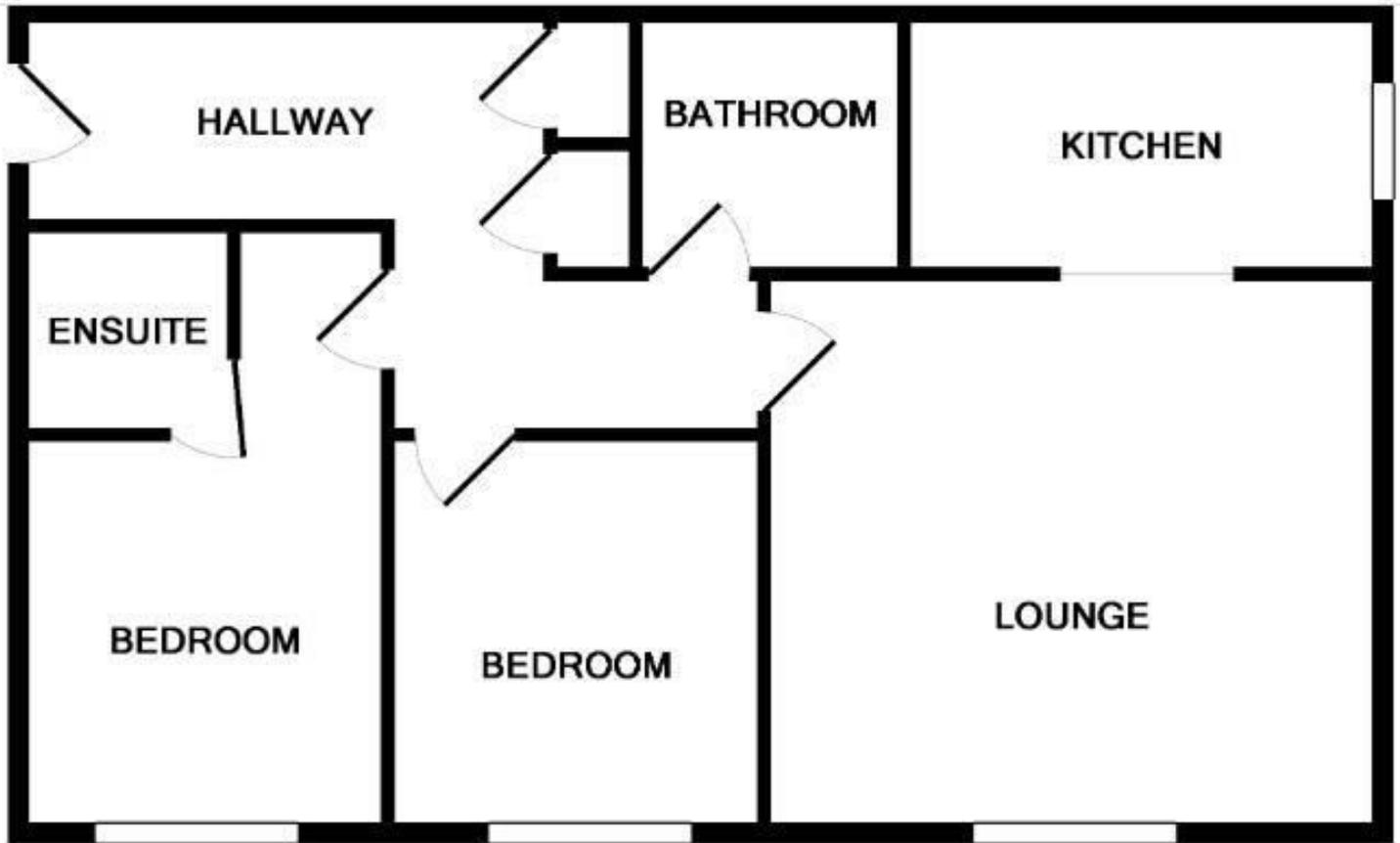
### **Tenure**

999 years from 1 August 2002, Remaining 976 years

Ground rent TBC

Service charge TBC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	79

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		