



Cranbury Court, Cranbury Road, Southampton SO19 2RT

welcome to

Cranbury Court Cranbury Road, Southampton

* TOP FLOOR FLAT * TWO BEDROOMS * NO ONWARD CHAIN * COMMUNAL GARDENS * ALLOCATED AND VISITORS PARKING * IDEAL FOR FIRST TIME BUYERS OR INVESTORS * GREAT LOCATION *

Entrance Porch

Secure intercom, communal access.

Entrance Hall

Access to all rooms, laminate flooring, storage radiator, loft hatch, access to airing cupboard with hot water cylinder, telephone intercom, mains-powered smoke detector.

Lounge

14' 7" x 9' 7" (4.45m x 2.92m)

Double glazed windows to the side and rear aspect, laminate flooring, storage radiator, panel heater, TV point.

Kitchen

11' 2" x 5' 11" (3.40m x 1.80m)

Wall and base cupboard units, electric oven, hob, overhead extractor, freestanding fridge/freezer, washing machine, stainless steel sink and drainer, double glazed window to the rear aspect.

Bedroom One

12' 7" x 8' 9" (3.84m x 2.67m)

Double glazed window to the front aspect, carpet throughout, panel heater.

Bedroom Two

8' 9" x 8' 9" (2.67m x 2.67m)

Double glazed window to the front aspect, laminate flooring, panel heater.

Bathroom

Bath with overhead electric unit shower, wash hand basin, low level w/c, tiled flooring, partially tiled walls, double glazed window to the rear aspect, heated towel rail.

Loft Space

Partially boarded, pull-out ladder, light.

Communal Gardens

Laid to lawn.





Perfect for first-time buyers or investors, this two-bedroom top floor flat offers comfortable living in a sought-after area. Inside, the property features a generous lounge, a fitted kitchen with ample storage, a modern bathroom, and two good-sized bedrooms.



Outside, residents can enjoy well-maintained communal gardens, along with convenient residents and visitors parking. The location is excellent, with local amenities close by, Sholing train station within easy reach, and a nearby nature reserve. Available with no onward chain, a viewing is highly recommended!



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- Top Floor Flat
- Two Bedrooms
- Communal Gardens
- Allocated and Visitor Parking
- No Onward Chain

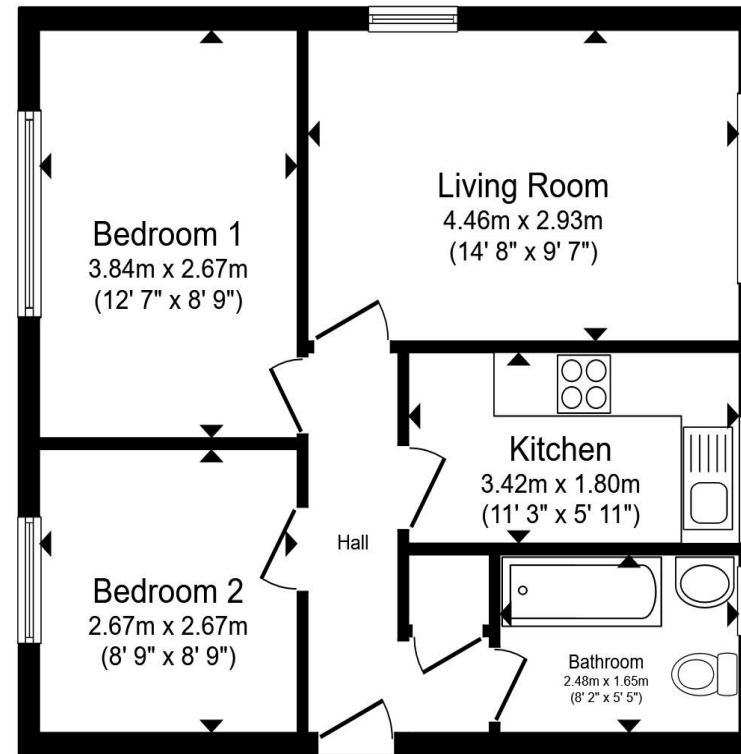
Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 1344.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 199 years from 24 Jun 1987.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£170,000



Total floor area 47.8 m² (515 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Property Ref:

BIT112809 - 0003

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