



**£210,000**

Leasehold

## **30 Langtry Court, Providence Hill Bursledon, Southampton, Hampshire SO31 8JR**



## Quick View

	2 Bedrooms		No Garage
	1 Living Room		2 Bathroom
	Flat		EPC Rating TBC
	Allocated Parking for One		Council Tax Band B

### Reasons to View

- A well-maintained two-bedroom 1st floor apartment in this exclusive gated development is ideally located for access to both the A27 & M27, making the daily commute a doddle.
- Across the apartment you will find an open plan and well-proportioned kitchen and living space, nicely zoned, which leads to a glorious balcony overlooking the front garden spaces.
- Two well-proportioned bedrooms comfortably accommodate double beds, and the primary bedroom also has an en-suite shower room and built-in double wardrobe.
- Langtry Court is a private-gated community set back behind mature trees with allocated visitor parking, so no issues when friends come to visit.
- Drive through the remote-controlled electric security gates and the winding driveway takes you to your allocated parking space and you are home.
- Our sellers are in the process of finding their next suitable home, having enjoyed living in Langtry Court for nearly 10 years.

### Description

Set back from the main road and tucked away behind mature trees, Langtry Court really is the perfect place to come home to. Being within a three-storey apartment block on this small development, the property is served by a lift enabling easy access, has gas central heating and double glazing. You will also find the forward-facing balcony overlooking the wooded area with glazed doors allowing lots of natural light through.

Enter the communal reception hall, where you can take the lift or the stairs to your own entrance door. The reception hall has a double-width storage cupboard and doors leading into the living room and kitchen area. A light, spacious area with double-glazed French doors onto the balcony which overlooks the wooded area. The kitchen provides working areas with a range of floor standing and matching eye-level units, an inset stainless steel sink unit, inset four-ring gas hob with electric oven beneath and extractor over, integrated Worcester gas fired combination boiler, plumbing for washing machine and dishwasher.

The two double bedrooms create a spacious feel, with the first bedroom having a built-in double wardrobe and an ensuite that has a walk-in shower, pedestal wash hand basin and W.C. The family bathroom comprises a contemporary white three-piece suite with a panelled bath, pedestal wash hand basin and W.C.

Set in private grounds with an electric gated entrance. The property comes with one allocated parking space with visitor parking.

Having been well maintained by its current owners, we really do feel this is one to come and have a look at. We love the convenience of the location, room size and natural light that comes in. Want to have a look? Call Robinson Reade where one of our experienced friendly staff will be happy to show you over.

### Other Information

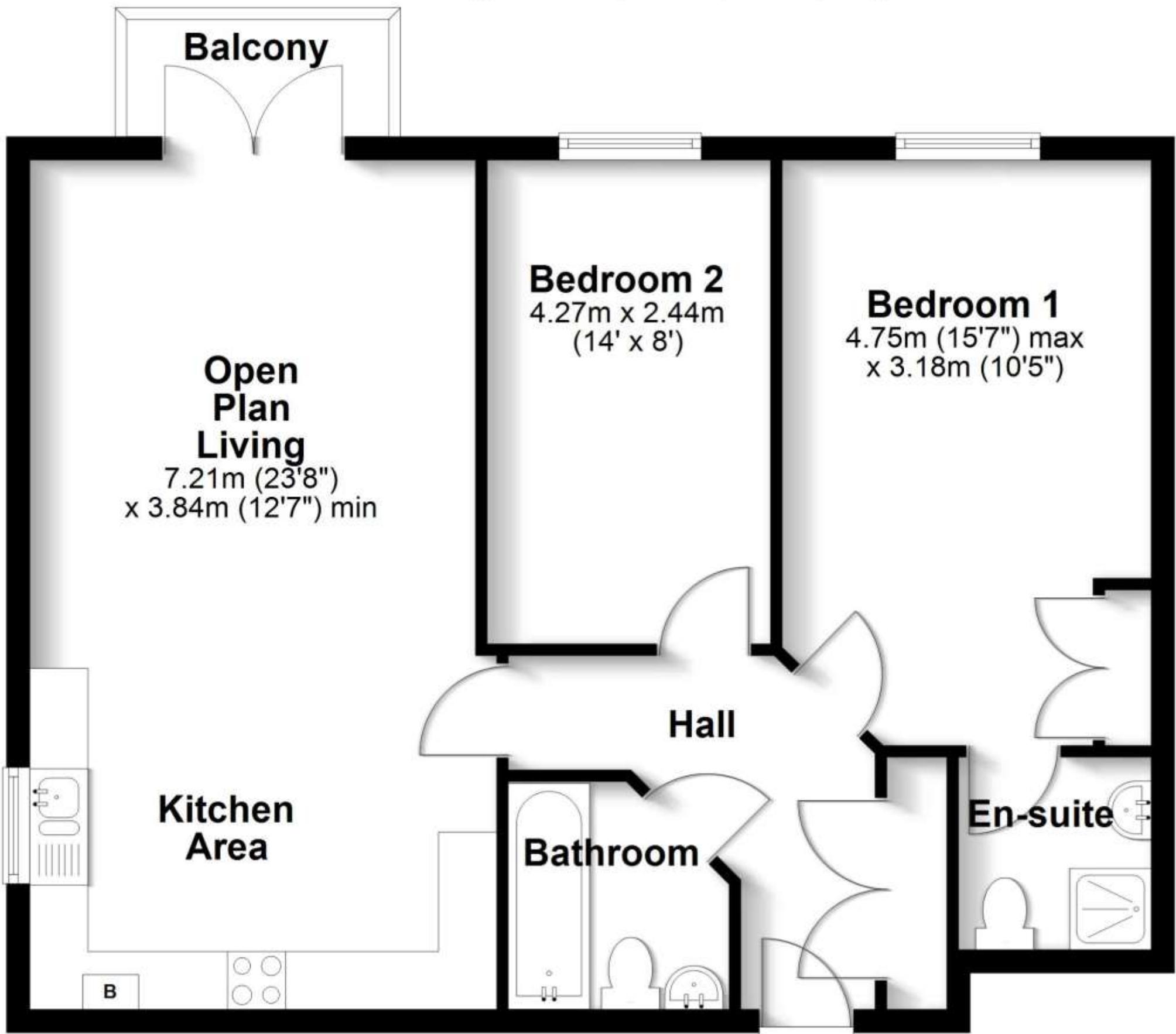
This property is leasehold with a 102 year lease from 01/01/2004. The ground rent is £150 per annum. There is an annual maintenance charge of approximately £1,300 payable to Compton Group.

### Directions

<https://what3words.com/prime.gossip.begun>

# First Floor

Approx. 69.5 sq. metres (748.2 sq. feet)



Total area: approx. 69.5 sq. metres (748.2 sq. feet)

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Pop in to see us at 10 Middle Road, Park Gate, Southampton, Hampshire, SO31 7GH

Email us [sales@robinsonreade.co.uk](mailto:sales@robinsonreade.co.uk) Visit us [www.robinsonreade.co.uk](http://www.robinsonreade.co.uk)

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