

41 Lindoe Close, Southampton, SO15 2SN

PRICE GUIDE: £172,000 Leasehold



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An impressive and individual one-bedroom top floor apartment located in the popular residential area of Banister Park. Positioned within this modern purpose built block, the apartments offers light and airy well proportioned accommodation that consists of a spacious open-plan kitchen/ lounge/dining room, a good size double bedroom, a well appointed bathroom and a welcoming entrance hall with ample storage space. Presented in very good decorative order throughout, it is our opinion that the property would make an ideal first-time or investment purchase. The apartment benefits from not sharing any walls with neighbouring flats. Externally, there is a allocated parking space, and bike and bin storage facilities. The apartment is situated close to Southampton City Centre, local supermarkets, Southampton Common, Southampton University and commuter links. Internal viewing is highly recommended in order to fully appreciate the size and quality of the accommodation on offer.

MODERN & SPACIOUS APARTMENT IN ENVIABLE TOP FLOOR POSTION

POPULAR LOCATION WITHIN EASY ACCESS OF FACILITES & COMMUTER LINKS

WELCOMING ENTRANCE HALL WITH STORAGE

IMPRESSIVE OPEN-PLAN KITCHEN/LOUNGE/DINING ROOM

LARGE DOUBLE BEDROOM * WELL APPOINTED BATHROOM

ENGINEERED WOOD DOORS * AMTICO FLOORING

GAS CENTRAL HEATING * ALLOCATED PARKING

ENTRANCE HALL: With a utility cupboard housing a wall-mounted Glow Worm combination boiler as well as space and plumbing for a washing machine. There is a further storage cupboard, single radiator, central heating thermostat, smoke alarm, Amtico flooring and engineered wood doors to all rooms.



KITCHEN/LOUNGE/DINING ROOM: 25'1 x 12'1 reducing to 8'7 (7.66 x 3.68 to 2.62) The entire open-plan space is laid to Amtico flooring. The KITCHEN area is well fitted with a range of contemporary white base-level, tower and wall-mounted units to incorporate a stainless steel single bowl sink inset in mottled work surfaces. Fitted Bosch appliances include a gas four-ring hob with fan-assisted oven under and canopy extractor over. There is a sky-light window, single radiator, ceiling extractor and carbon monoxide alarm. The spacious LOUNGE/DINING AREA benefits from a large rear elevation window, single radiator, and TV and FM points.

BEDROOM: 17'8 x 10'1 plus recess (5.38 x 3.08) Front elevation window and single radiator. There is ample space for clothes storage and a range of bedroom furniture.

BATHROOM: 6'10 x 6'4 (2.09 x 1.95) Largely tiled and well appointed with a matching white suite of panel bath with mixer taps, thermostatic shower over and an adjustable glass screen, pedestal wash hand basin with shaver point and mirrored medicine cabinet over, and a close coupled w.c. There is a heated towel rail, Amtico flooring and a ceiling extractor.

COMMON PARTS: As you enter the block there are neutrally decorated common parts with well maintained halls and stairways upon entering the apartment.

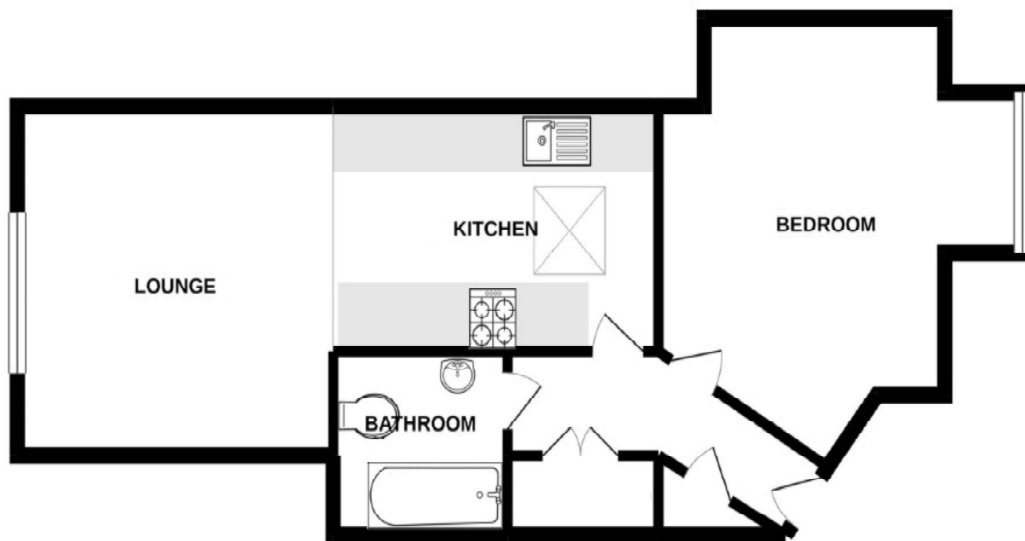
OUTSIDE: The apartment benefits from an allocated parking space adjacent from the blocks main door. There are also well-kept communal grounds.

LEASE DETAILS: 196 years remaining. We understand the maintenance charge to be £2,339.94 per annum. Please note additional legal fees could be incurred for items such as leasehold or management packs when purchasing this property.

COUNCIL TAX BAND: B (currently £1,852.26 pa) Southampton City Council

These details were prepared by George Mead from whom any further information required can be obtained.





AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

These particulars are produced in good faith for information only and general description and are not to be relied upon as a statement for representation and any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements herein. They do not form part of any contract. All properties are offered subject to contract and availability and on the understanding that all negotiations are conducted through Messrs Alexander Keen. No person in Alexander Keen's employment has authority to make or give any warranty or representation whatever in relation to the property.

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