



Woodmill Lane, Southampton SO18 2HU

welcome to

Woodmill Lane, Southampton

* TWO BEDROOM GROUND FLOOR APARTMENT * LOUNGE WITH FEATURE WINDOWS * COMMUNAL GARDENS * RESIDENTS PARKING * SEPARATE KITCHEN * GAS CENTRAL HEATING AND DOUBLE GLAZED THROUGHOUT *

Lounge

19' 5" x 17' 9" (5.92m x 5.41m)

Carpet throughout, space for dining area, double top to bottom double glazed windows.

Kitchen

9' 10" x 6' 1" (3.00m x 1.85m)

Laminate flooring, double glazed window to front, space for white goods, freestanding fridge/freezer, electric oven, gas hob, overhead extractor, wall and base cupboard units.

Bedroom One

13' 2" x 9' 9" (4.01m x 2.97m)

Carpets throughout, gas radiator, double glazed window to rear.

Bedroom Two

12' 5" x 7' 3" (3.78m x 2.21m)

Carpet throughout, gas radiator, double glazed window to rear.

Shower Room

Newly fitted bathroom, shower, w/c, wash hand basin with additional storage, heated towel rail, extractor fan.

Communal Gardens

To the outside of the property are communal gardens with are mostly laid to lawn.





Fox & Sons are delighted to welcome to the market this attractive ground floor apartment in the sought after area of Bitterne Park. The inside of the property has been thoughtfully designed and features two bedrooms, a lounge/diner with dual aspect feature windows overlooking the communal gardens, a separate fitted kitchen and newly fitted modern shower room.

Outside, there are communal gardens and residents parking available.

Don't miss out on viewing this fantastic apartment!



view this property online fox-and-sons.co.uk/Property/BIT112893



welcome to

Woodmill Lane, Southampton

- Ground Floor Apartment
- Two Bedrooms
- Lounge with Feature Windows
- Communal Gardens
- Residents Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1800.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000



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.focalagent.com

view this property online fox-and-sons.co.uk/Property/BIT112893



Property Ref:
BIT112893 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,
Hampshire, SO18 5RS



fox-and-sons.co.uk