



12 Hamilton Road, Bishopstoke - SO50 6AL
£175,000

WHITE & GUARD

12 Hamilton Road

Bishopstoke, Eastleigh

INTRODUCTION

This wonderful, one bedroom ground floor apartment is conveniently located in popular Bishopstoke, with easy access to nearby Eastleigh and benefits from allocated parking and communal outdoor space.

Accommodation briefly comprises an entrance hall, spacious double bedroom, bright and airy, open plan kitchen/dining/living room and modern family bathroom. We anticipate a high level of interest, therefore an early viewing is recommended.

LOCATION

The property is only a short distance from the popular Bishopstoke Woods, is close to Bishopstoke's primary school and within catchment for Wyvern College which caters for 11-16 year olds and has academy status.

Hedge End and its retail park that include M&S and Sainsburys is also nearby, as is Eastleigh and its thriving centre, broad range of shops and amenities and mainline railway station.

Southampton Airport is a stones throw away and all main motorway access routes are also within easy reach.

- Leasehold - 109 yrs remaining
- EPC Grade C
- Eastleigh Council - Band A





INSIDE

The property opens to an entrance hall which has been laid to carpet and offers doors to all rooms. To the left the spacious master bedroom, a good size double, has a window to the rear and has been laid to carpet, with space for freestanding bedroom furniture. To the end of the hall a door opens to the wonderful, bright, 15ft kitchen/dining/living room which has a feature box bay with two windows to the front aspect, there is space for both lounge furniture and a small dining table and chairs, a useful storage cupboard to one side and a lovely kitchen to one side. The lounge and dining area has been laid to carpet with spotlighting, whilst the kitchen has been laid to tile flooring with tiling to key areas.

The kitchen itself has been fitted with a range of white wall and base units with cupboards and drawers under and complimentary worktops, there is an integral electric oven, gas hob with extractor over and space for a freestanding fridge freezer. The family bathroom has been fitted with a modern white suite comprising a panel enclosed bath with shower over and glass screen, wash hand basin and WC. There is a heated towel rail, and oak effect flooring.

OUTSIDE

The building is accessed via a communal secure door entry system and benefits from one allocated parking space, with further on road parking nearby for visitors. To the rear of the building there is a communal garden, mostly laid to paving with a selection of planted shrubs, communal bike shed and bin store.

AGENTS NOTES

The vendor has advised the property is leasehold with a 109 year lease remaining. There is a ground rent of £150 per annum, paid annually and service charge of £1,300 per annum, payable six monthly in two instalments. Reviewed annually in January. Please seek verification via your solicitor prior to purchase.



SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



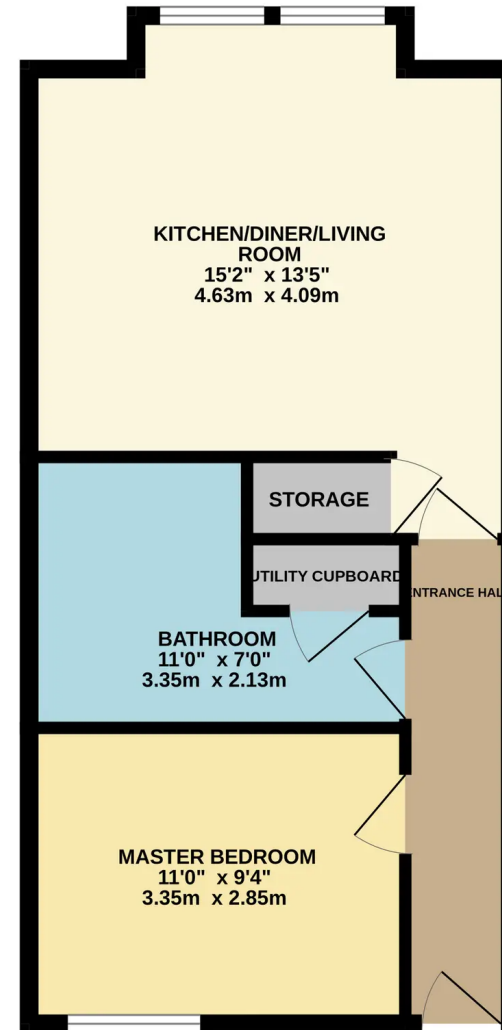
rightmove

PRS Property Redress Scheme

Zoopla



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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