



**£165,000**  
Leasehold

**6 Vine House, Station Road**  
Park Gate, Southampton, Hampshire SO31 7GJ



## Quick View



1 Bedroom



Garage



1 Living Room



1 Bathroom



Maisonette



EPC Rating C



Parking for One



Council Tax Band A

## Reasons to View

- With well planned accommodation, this maisonette is ready to set up home and good to go. Being newly decorated and re-carpeted, all you need to do is turn the key.
- There is no forward chain to delay things so you could be moved in and settled sooner than you know!
- Generous parking with an allocated space, garage and visitor parking, no problems on your return home.
- Being up on the first floor with your own personal front door, this would make a great lock up and leave if needed, or perhaps that first rung on the property ladder.
- Located within the Park Gate Triangle, where you will find conveniently located shops including Sainsbury's local, co-op and local bars as well as eateries. It's all on your doorstep.
- The freehold is owned by the residents' Management Company with a peppercorn ground rent, helping keep those all important running costs in order.

## Description

This one bedroom first floor maisonette ticks all the boxes. With no onward chain, a light refurbishment programme as well as that all-important parking and garage, what's not to love? Vine House is an established small residential building of purpose-built maisonettes. With outside communal spaces and everything on your doorstep, could this be the one for you?

The glazed entrance door takes you to the staircase to access a small landing area. The internal door takes you into the living room with a picture window looking across the communal gardens. An internal lobby with a built-in airing cupboard housing the wall-mounted gas-fired boiler. A separate door takes you into the kitchen, comprising granite work surfaces with cupboards and drawers under, a stainless steel sink unit, and a window looking out onto the gardens. The bathroom comprises a white three-piece suite with a panelled bath with an independent shower over, pedestal wash hand basin, and W.C., radiator and tile floor. The bedroom houses a large built-in wardrobe with additional storage space behind. There is loft access via a ladder, which is boarded with lighting for additional storage.

The rear courtyard provides a communal outside space and access to the allocated parking space and detached brick-built garage with personnel door.

## Other Information

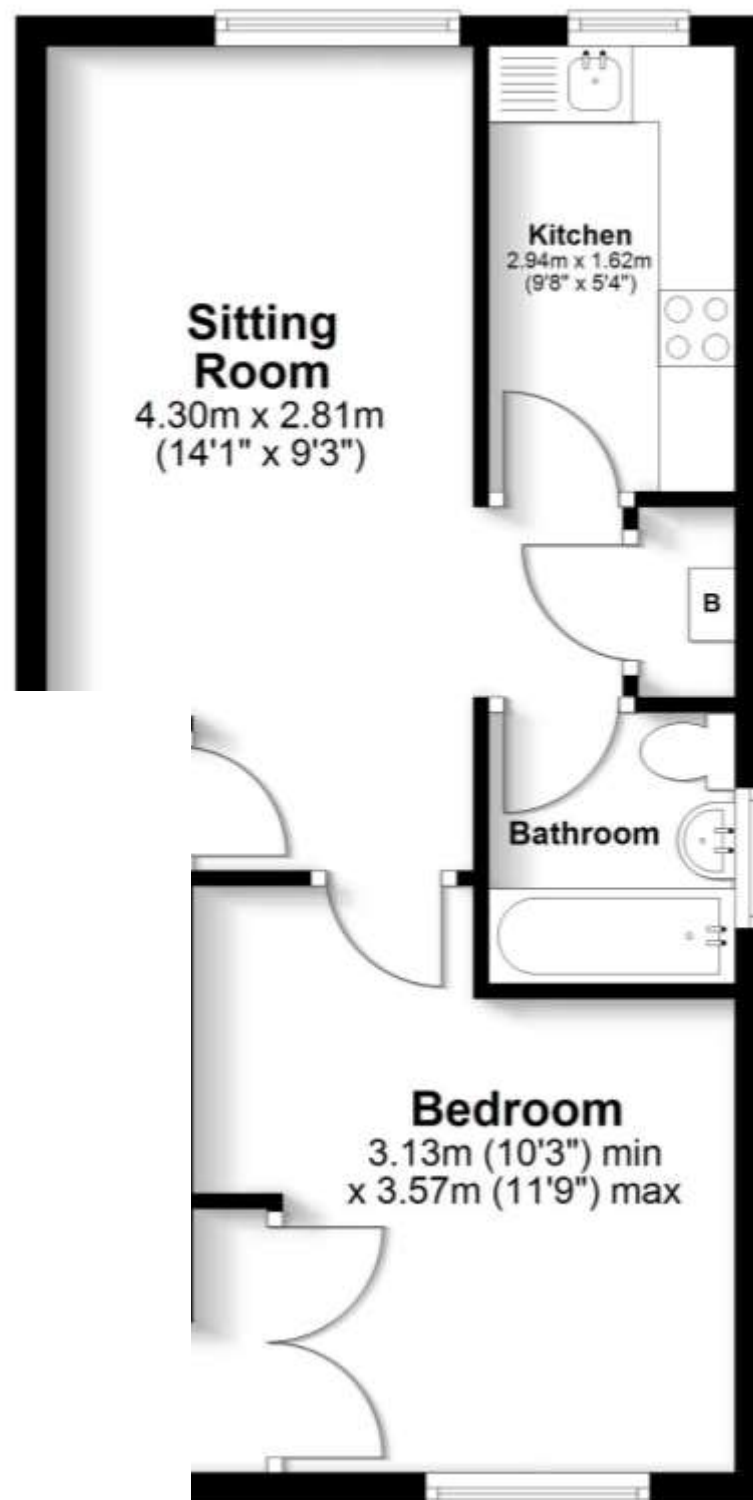
The 125 year lease commenced 24/07/1984, and is in the process of being extended in readiness for the new owner to 999 years. The freehold is owned by the residents who are shareholders of the management company who also manage the development. The current service charge is £400 per annum with a peppercorn ground rent.

## Directions

<https://what3words.com/playful.sports.tastes>

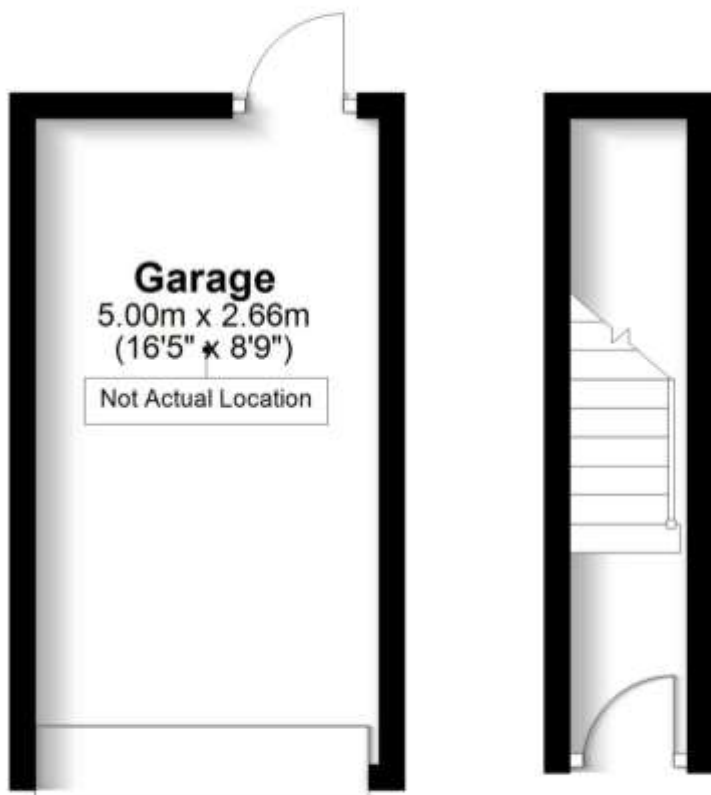
## First Floor

Approx. 42.7 sq. metres (459.7 sq. feet)



## Ground Floor

Approx. 17.7 sq. metres (190.6 sq. feet)



Total area: approx. 60.4 sq. metres (650.2 sq. feet)

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We carry out full biometric ID verification via our specialist third-party provider, HIPLA Ltd. The cost is £12 per purchaser, payable prior to the issue of the Memorandum of Sale, and is non-refundable. If you do not have access to a smartphone, please let us know as soon as possible so that alternative arrangements can be made.

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