



**Cobbett Court, Cobbett Road, Southampton SO18 1HP**

**welcome to**

## **Cobbett Court Cobbett Road, Southampton**

BOOK TO VIEW!

We're delighted to welcome to the market this two bedroom top floor apartment, situated in the desirable Bitterne Park area. Featuring two bedrooms, 'L' shaped lounge, fitted kitchen, bathroom and allocated parking.

### **Entrance Hall**

Door from communal entrance, carpeted, radiator, cupboard, doors to;

### **Lounge**

12' x 18' 5" ( 3.66m x 5.61m )

Double glazed window to the front aspect, 'L' shaped room, TV point, carpeted, two radiators.

### **Kitchen**

8' 7" x 11' 2" ( 2.62m x 3.40m )

Double glazed window to the side aspect, wall and base cupboard units, work surfaces, stainless steel sink and drainer, built in gas cooker, electric hob, fully tiled walls and flooring.

### **Bedroom One**

10' 5" max x 13' 8" max ( 3.17m max x 4.17m max )

Double glazed window to the front aspect, radiator, carpeted, TV point.

### **Bedroom Two**

11' 1" x 7' 5" ( 3.38m x 2.26m )

Double glazed window to the front aspect, radiator, carpeted.

### **Bathroom**

Bath with mixer taps and shower above, w/c, wash hand basin, heated towel rail, fully tiled walls, tiled flooring, extractor fan.





**Welcome to this two bedroom top floor flat, situated in the desirable area of Bitterne Park. The flat is situated close to local amenities, with great transport links nearby.**

**Step inside and you'll find a spacious 'L' shaped lounge, fitted kitchen, bathroom and two bedrooms.**

**Outside, there is allocated parking for added convenience.**

**Come and see the potential this flat has to offer and arrange a viewing with us today!**



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welcome to

## Cobbett Court Cobbett Road, Southampton

- Top Floor Flat
- Two Bedrooms
- 'L' Shaped Lounge
- Fitted Kitchen
- Bathroom

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1776.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1995. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



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](http://www.focalagent.com)

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Property Ref:  
BIT112515 - 0019

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