



5 Dever House Avon Road, Curbridge, Southampton, SO30 2DT

Asking Price £245,000



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W&W are delighted to offer for sale this well presented 2022 built two double bedroom top floor apartment. The property boasts two bedrooms, 22'10ft open plan kitchen/dining/living room with impressive balcony & modern main bathroom. Outside, the property benefits from a garage with allocated parking.

Ideally positioned in the popular village of Curbridge, the property enjoys a convenient setting with excellent access to nearby Botley, Hedge End and Whiteley, all offering a wide range of shops, cafés, restaurants and everyday amenities. Whiteley Shopping Centre is also within easy reach, providing a comprehensive selection of retail, leisure and dining facilities. The surrounding area offers attractive countryside and scenic walking routes, while the River Hamble is also close by. For commuters, Southampton and the M27 motorway network are readily accessible, providing convenient connections to the wider region.

ID Checks/ Anti Money Laundering Checks

Should a purchaser(s) have an offer accepted on a property marketed by Walker & Waterer Estate agents, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £25 inc. VAT per person, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.





Well presented 2022 built two double bedroom top floor apartment

Welcoming L shaped reception entrance hall enjoying two large built in storage cupboards

Impressively sized 22'10ft dual aspect open plan kitchen/dining/living room with double doors opening out onto the balcony

Balcony with open views across greenery, woodlands and the nearby play park

Modern kitchen enjoying attractive marble effect worktops & attractive cabinets

Integrated appliances include oven, hob, fridge/freezer, dishwasher & washing machine

Main bedroom benefitting from twin windows

Guest bedroom being of a double size

Modern bathroom comprising three piece white suite & attractive wall tiling

Garage & parking

993 Years remaining on the lease

Service charge approx. £1465.53 PA and this includes the estate management charge & private road charge

The seller informs us that the blinds to the lounge/kitchen/dining room & both bedrooms will remain

ADDITIONAL INFORMATION

Property construction - Traditional brick build

Electricity supply - Mains

Water supply - Mains

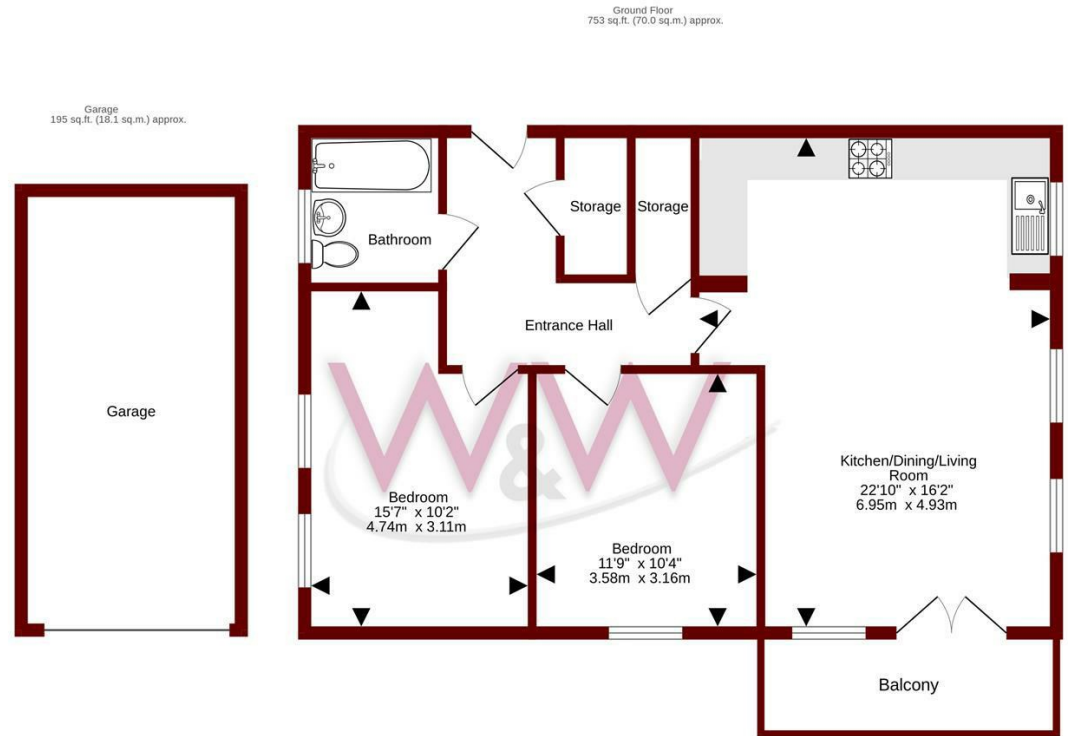
Sewerage - Mains

Heating - Gas central heating

Broadband - There is broadband connected to the property

Please check here for potential broadband speeds - <https://www.openreach.com/fibre-broadband>

Please check here for all mobile networks - <https://checker.ofcom.org.uk/>



TOTAL FLOOR AREA : 948 sq.ft. (88.1 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band - C

Tenure - Leasehold

Current EPC Rating - B

Potential EPC Rating - B

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