

**FOR SALE**



**236 Winchester Road**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £170,000**

  
**MARTIN&CO**



## 236 Winchester Road

2 Bedrooms, 2 Bathroom

Asking Price Of £170,000

- Good Investment opportunity
- Tenant in situ with legal notices served to vacate
- Integrated white goods
- Ensuite to Master bedroom
- Juliette balcony

MARTIN & CO have pleasure in offering for sale this two bedroom, two bathroom second floor apartment.

**ENTRANCE** Communal entrance with security entry system, lift and numbered mail boxes.

**HALLWAY** 3.96m x 1.39m. Neutral décor with large double storage cupboard.

Open plan living consists of;

**KITCHEN** 3.14m x 2.60m Good range of shaker style wall and base units, vinyl flooring. Integrated fridge freezer, washing machine and electric oven with gas hob. Stainless steel sink.

**LOUNGE/DINING** 5.17m x 3.96m Window and French doors with juliette balcony provide light to this space which has neutral décor and carpets.

**BATHROOM** 2.54m x 1.55m White suite comprising hand basin, low level WC, panelled bath. Extractor fan.

**BEDROOM 1** 3.94m x 3.44m Double room neutral décor and carpets, window to side aspect.

**ENSUITE** 2.28m x 1.10m White suite comprising shower cubicle, hand basin and low level wc.

**BEDROOM 2** 3.37m x 2.28m Neutral décor and carpets, window to rear aspect.

**BATHROOM** 2.915m X 2.051m Neutral décor and carpets, white suite comprising of hand basin, low level WC, paneled bath with mono tap and hose, glass screen and chrome towel rail.

**OUTSIDE**





Parking to rear

TENURE: LEASEHOLD, REMAINING YEARS 106

OTHER INFORMATION.

SERVICE CHARGE £2374.96PA

Telephone points: Yes

GROUND RENT £389.22PA

Sky Point No

Terrestrial TV aerial Yes

Smoke alarms Yes

Security Alarm No

Gas Central Heating

Double Glazing

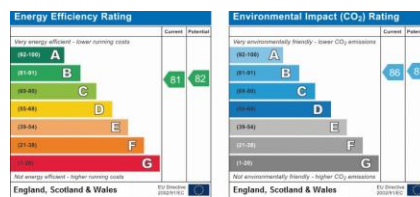
Southampton City Tax Band B

Energy Performance Rating is B

LOCATION Situated in a very popular area of Southampton providing easy access to Southampton Common, Sports Centre and City Golf Course. The main part of the University of Southampton is located in the Bassett and Highfield areas and Southampton General Hospital within easy reach. Bassett has a range of shopping facilities mainly found in Winchester Road and Burgess Road and the popular shopping centre of Portswood is nearby which features Waitrose and Sainsbury's supermarket as well as a range of independent stores. The M3 is accessed via Bassett Avenue and the M27 can be reached at Junction 5. Major railway stations nearby include Southampton Parkway and Southampton Central, which offer direct travel to London Waterloo.



Southampton is a historic port city on England's South coast which offers a range of shopping and leisure facilities including Ocean Village, West Quay, the Cultural Quarter, Mayflower Theatre and the Civic Centre including the Titanic Museum.





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## Martin & Co Southampton City

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.