148 White's Way, Hedge End, SO30 2JY

Offers in excess of £190,000

WHITE & GUARD

148 White's Way

Hedge End, Southampton

INTRODUCTION

This two bedroom, ground floor apartment offers well-presented accommodation throughout, including a generous, open plan lounge/diner/kitchen, two well-proportioned bedrooms, with an en-suite to the master, and a modern bathroom.

Additional benefits include an allocated parking space, communal garden and bike and bin stores.

LOCATION

he property is situated in Hedge End and benefits from being close to local shops, schools and amenities, including Hedge End's train station, village centre and retail park, as well as the M27 motorway links.

DIRECTIONS

Upon entering White's Way from Tollbar Way, follow the road along where the property can be found towards the end on the right hand side.

- TENURE - LEASEHOLD
- EPC GRADE B
- EASTLEIGH BOROUGH COUNCIL BAND B

INSIDE

The entrance hall has two built-in storage cupboards and doors through to all principal rooms. The spacious lounge/diner/kitchen has a window to the front aspect and ample space for furniture. The modern kitchen has been fitted with a range of wall and base units with a built-in oven and gas hob with extractor over, an integrated fridge/freezer and washing machine, as well as appliance space for a dishwasher.

The master bedroom has a fitted wardrobe, a window to the front and a modern en-suite, comprising a shower cubicle, wash hand basin and WC. The second bedroom is a well-proportioned room with a window to the front and a built-in cupboard, whilst the modern bathroom has a panel enclosed bath with shower attachment, WC and a wash hand basin.

OUTSIDE

To the rear of the property there is a lawned, communal garden, one allocated parking space in the resident's carpark, as well as use of the communal bike and bin stores.

ADDITIONAL INFORMATION

Leasehold: 982 years remaining.

Ground rent: £150 per annum, due for yearly review in August 2024.

Service charge: £1552.02 per annum, due for yearly review in Sept 2024.

BROADBAND

Superfast Fibre Broadband is available with download speeds of 46-71 Mbps and upload speeds of 10-18 Mbps. Information has been provided by the Openreach website.

SERVICES

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

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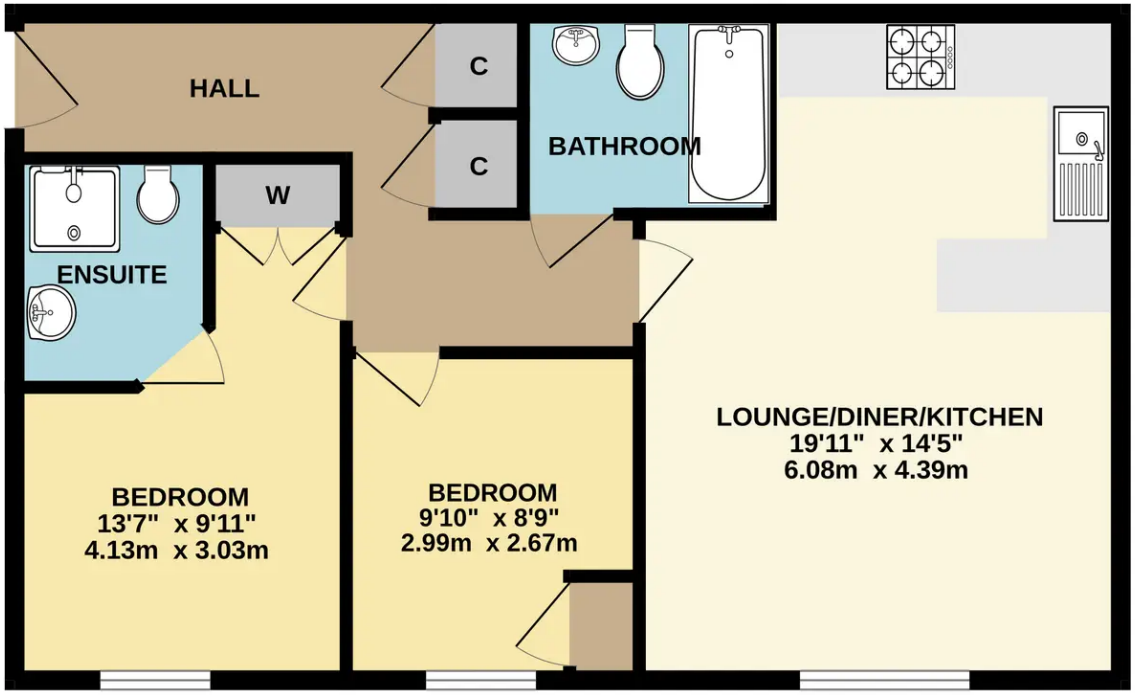
Disclaimer

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.

GROUND FLOOR
660 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.4 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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