



32 The Foxgloves, Hedge End, SO30 0UG

£105,000

WHITE & GUARD

32 The Foxgloves

Hedge End, Southampton

INTRODUCTION

Offered with no forward chain and with the option of a tenant in situ, this ground floor studio apartment comprises a well-proportioned lounge/bedroom, separate kitchen and bathroom. Outside there is an allocated parking space in the residents' carpark, as well as communal visitors parking, and lawned communal gardens.

LOCATION

The property is located at the end of a cul-de-sac in Hedge End and benefits from being close to local shops, including the village centre offering a range of amenities. The M27 motorway links and Hedge End's out-of-town retail park are also close by.

DIRECTIONS

From our office in Hedge End, turn right into Freegrounds Avenue and continue into Freegrounds Road. At the end turn right into Tanhouse Lane and take the first turning on the right into The Foxgloves. Follow the road round to the right, where the property can be found in the far left hand corner.

- TENURE - SHARE OF FREEHOLD
- EPC GRADE D
- EASTLEIGH BOROUGH COUNCIL BAND A





INSIDE

The front door opens into the entrance hall which has two storage cupboards and access to the bathroom and lounge/bedroom, which is a well-proportioned room with a window to the front. A door to the side then leads through to the kitchen which has a window to the front and has been fitted with a matching range of wall and base units. There is a built-in oven and hob, as well as appliance space for a fridge/freezer and washing machine. The bathroom has been fitted with a white suite comprising a bath with shower over, wash hand basin and WC.

OUTSIDE

To the front of the property there is an allocated parking space in the residents' carpark, as well as two communal visitors parking spaces. There are also lawned communal gardens which wrap around the property.

ADDITIONAL INFORMATION

The property is share of freehold with 967 years remaining on the lease. The maintenance charge is £1031.40 per annum, due for review in March 2024, and there is no ground rent payable.



SERVICES:

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

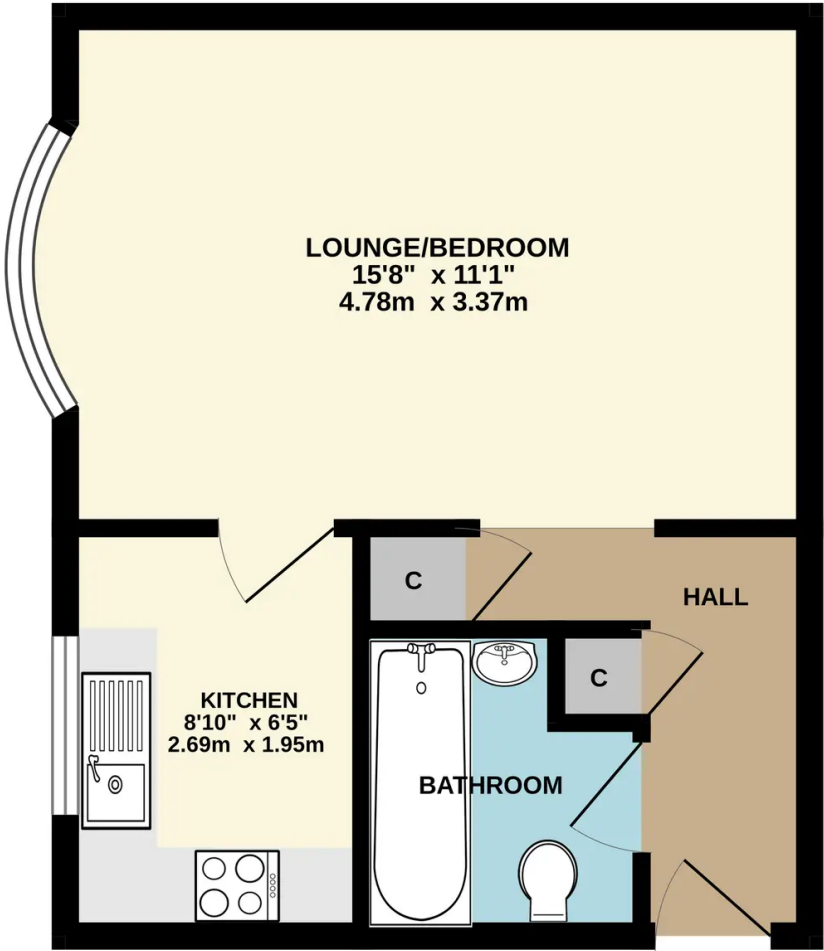
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Disclaimer
These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, 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
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA : 324 sq.ft. (30.1 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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