



31 Elim Close, Bishops Waltham - SO32 1NY
In Excess of £225,000

WHITE & GUARD

31 Elim Close

Bishops Waltham, Southampton

INTRODUCTION

Elim Close is a beautifully presented first-floor apartment that blends contemporary comfort with a superbly convenient location. Designed for those seeking modern, low-maintenance living, this home offers an inviting open-plan layout, stylish finishes, and the rare benefit of a generous private balcony. With village life just moments away, it's an ideal setting for anyone wanting the perfect balance of ease, quality, and accessibility.

LOCATION

Set just a short stroll from Bishop's Waltham's vibrant village center, the property places everyday amenities right on your doorstep. Independent shops, cafés, restaurants, and essential services are all within easy reach, allowing you to enjoy a lively yet relaxed lifestyle. Scenic countryside walks begin almost as soon as you step outside, while excellent travel links provide straightforward access to neighboring towns such as Winchester, Southampton, and Fareham. Whether commuting, exploring, or simply enjoying the charm of the village, this location delivers outstanding convenience.

- WINCHESTER COUNCIL BAND C
- EPC RATING C
- LEASEHOLD
- TWO BEDROOM FIRST FLOOR APARTMENT
- BEAUTIFULLY PRESENTED
- LOUNGE WITH BALCONY
- MODERN KITCHEN
- ENSUITE AND BATHROOM
- TWO UNDERCOVER PARKING SPACES
- SHORT WALK TO BISHOPS WALTHAM TOWN CENTRE





WHITE & GUARD



INSIDE

Immaculately presented throughout, the apartment has been thoughtfully arranged to maximize both space and natural light. The welcoming hallway connects all principal rooms, creating an effortless flow through the home. The double-aspect open-plan lounge is a stand out feature, with double doors opening onto the expansive balcony, which is perfect for entertaining or unwinding in the fresh air. The ultra-modern kitchen offers sleek design, high-quality finishes, and a touch of sophistication that elevates the entire living space. Both the bathroom and ensuite are finished to a contemporary standard, and the second bedroom, currently styled as a dressing room, provides flexibility to suit your lifestyle.

OUTSIDE

A significant advantage of this property is the provision of two undercover parking spaces, offering practicality and peace of mind throughout the year. The spacious balcony is another major highlight, comfortably accommodating two distinct seating areas, an impressive extension of the living space and an ideal spot for alfresco dining, morning coffee, or evening relaxation. Altogether, the outdoor features enhance the appeal of this already exceptional apartment.

SERVICES

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

Broadband : Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

Length of Lease 113 years remaining

Ground rent £250 per year.

Service Charge £2300 per year.

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ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

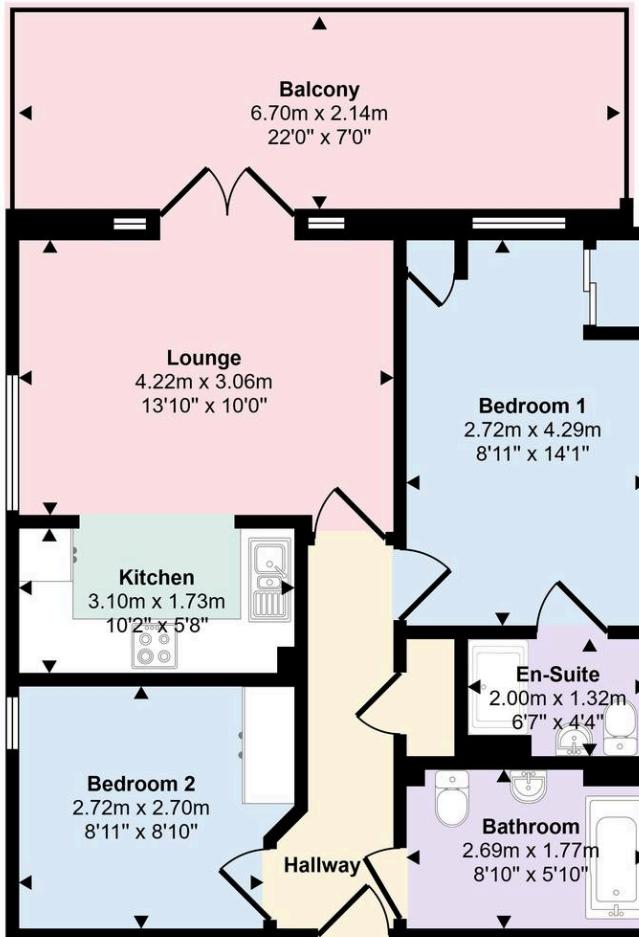
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These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels 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.

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Approx Gross Internal Area
71 sq m / 763 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.