



## Wellow Court, Cobbett Road, Southampton, SO18 1UR

- Duplex Apartment
- Furnished or Unfurnished
- Double Glazed
- Communal Parking
- Popular Location
- Two Double Bedrooms
- White Goods
- Built in Wardrobes
- Communal Gardens
- Local Amenities

**£1,300 Per Month**

**HUNTERS®**  
HERE TO GET *you* THERE

# Wellow Court, Cobbett Road, Southampton, SO18 1UR

## DESCRIPTION

\*\*\*NEW CARPETS TO BE FITTED PRIOR TO A NEW TENANCY\*\*\*

Large two bedroom duplex apartment situated in Bitterne and offered on a furnished or unfurnished basis.

Set over two floors this rare to the market flat is light and bright, with a good sized living room and kitchen on the ground floor. Upstairs there is two double bedrooms, as well as a modern bathroom with a shower over the bath.

Further benefits are double glazing, private entrance and residents parking to the rear of the block.

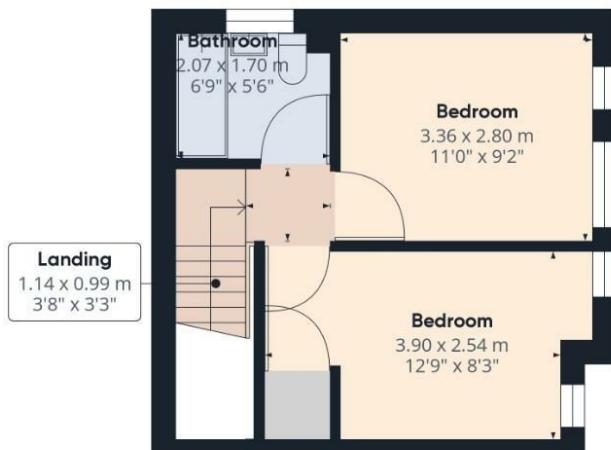
The location is very popular with a range of local amenities, bus routes and access to Southampton City Centre.







Ground Floor



Floor 1

### Viewings

Please contact [southampton@hunters.com](mailto:southampton@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

HUNTERS®

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

### Approximate total area<sup>(1)</sup>

54.12 m<sup>2</sup>  
582.55 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.