



**Bursledon Road, Southampton SO19 8NB**



**welcome to**

## **Bursledon Road, Southampton**

\* GROUND FLOOR FLAT \* ONE DOUBLE BEDROOM \* SPACIOUS LOUNGE/DINER \* FITTED KITCHEN AND BATHROOM \* COMMUNAL GARDENS \* ONE ALLOCATED PARKING SPACE \* CLOSE TO LOCAL AMENITIES \* GREAT TRANSPORT LINKS \*

### **Entrance Porch**

Secure intercom system.

### **Entrance Hall**

Access to all rooms, laminate flooring, storage cupboards, gas radiator.

### **Lounge**

15' 11" x 12' 8" ( 4.85m x 3.86m )

Laminate flooring, two double glazed windows to the rear aspect, two gas radiators, dining space, arch leading to;

### **Kitchen**

9' 3" x 6' 6" ( 2.82m x 1.98m )

Wall and base cupboard units, electric oven, gas hob, overhead extractor, freestanding fridge/freezer, washer/dryer, stainless steel sink and drainer.

### **Bedroom**

12' 8" x 10' 7" ( 3.86m x 3.23m )

Built in wardrobe, carpet throughout, double glazed window to the rear aspect, gas radiator.

### **Bathroom**

Bath with overhead shower, partially tiled walls, low level w/c, wash hand basin, gas radiator, extractor fan.

### **Communal Gardens**

Laid to lawn with communal washing lines.





**Welcome to this one bedroom ground floor flat, situated in the desirable residential area of Sholing.**

**Inside, the flat comprises a spacious lounge/diner with an archway leading through to the fitted kitchen. There is a double bedroom, modern bathroom and a hallway providing storage solutions.**

**The property comes with an allocated parking space, for added convenience, and shared communal gardens.**

**With local amenities and good transport links on your doorstep, a viewing is recommended to appreciate this fantastic flat!**



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welcome to

## Bursledon Road, Southampton

- Ground Floor Flat
- One Double Bedroom
- Spacious Lounge/Diner
- Fitted Kitchen and Bathroom
- Communal Gardens and Allocated Parking Space

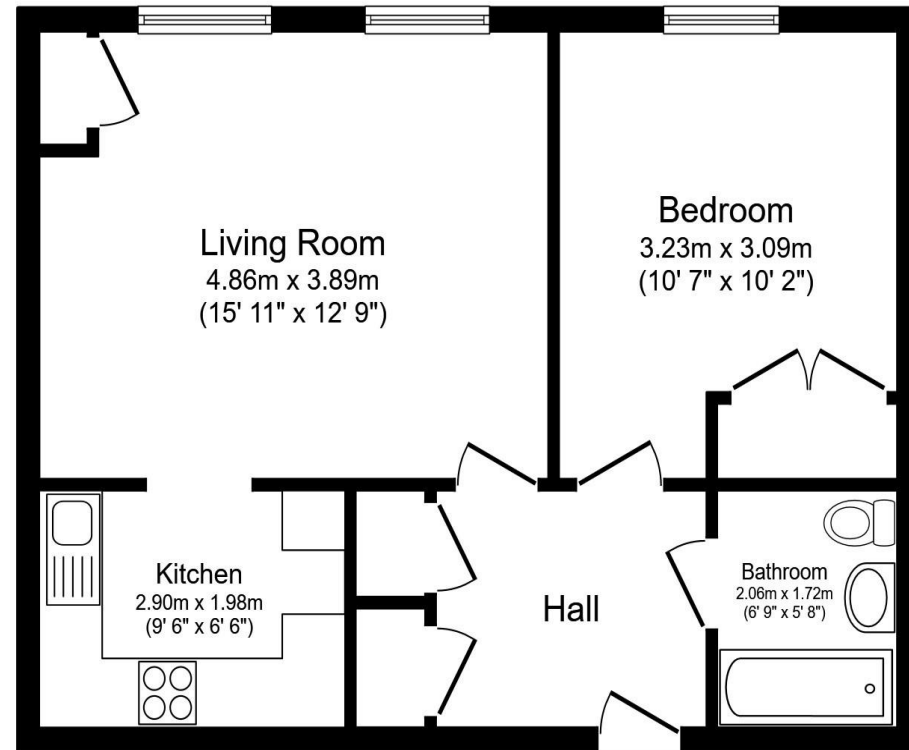
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2545.56

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£150,000**



Total floor area 49.5 m<sup>2</sup> (533 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

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Property Ref:

BIT112229 - 0003

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