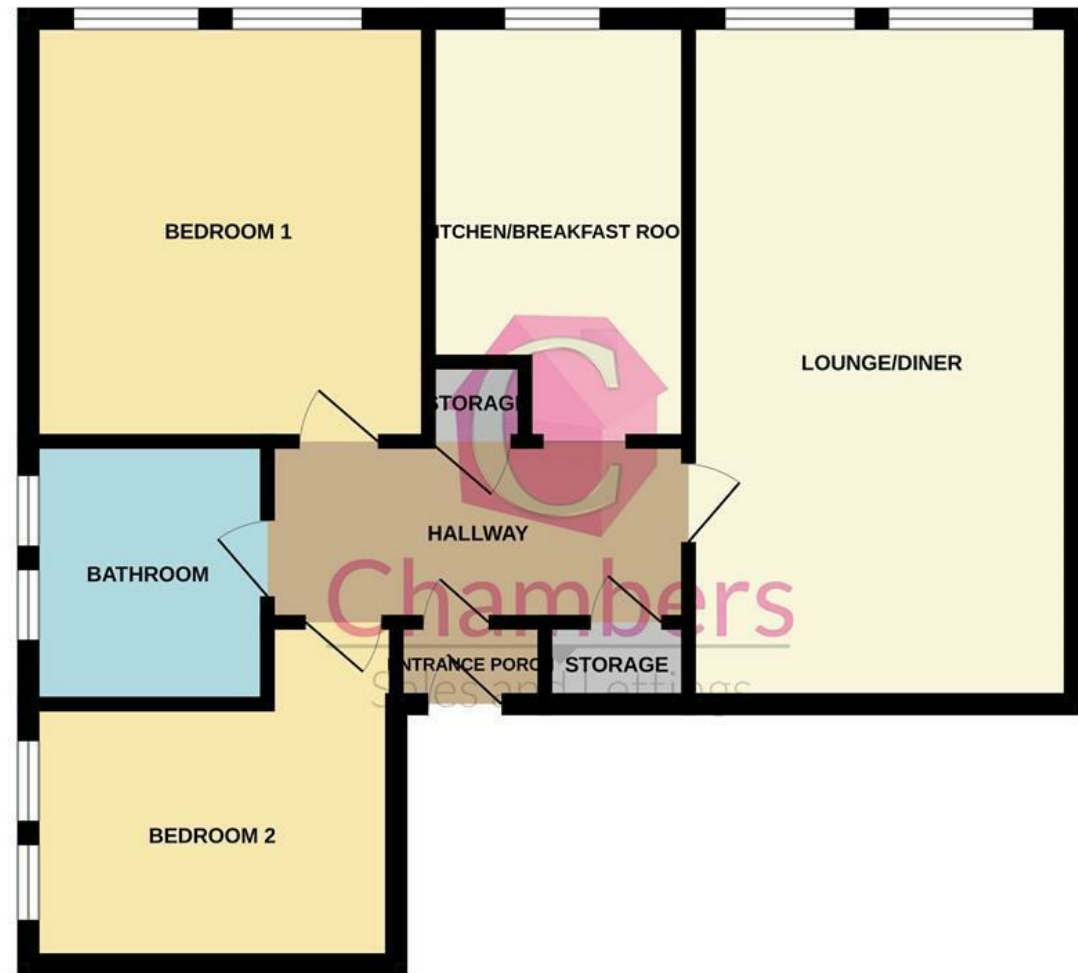
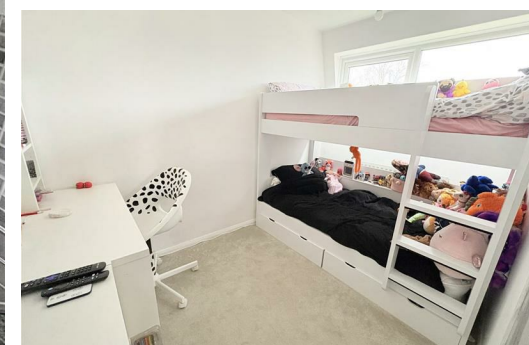
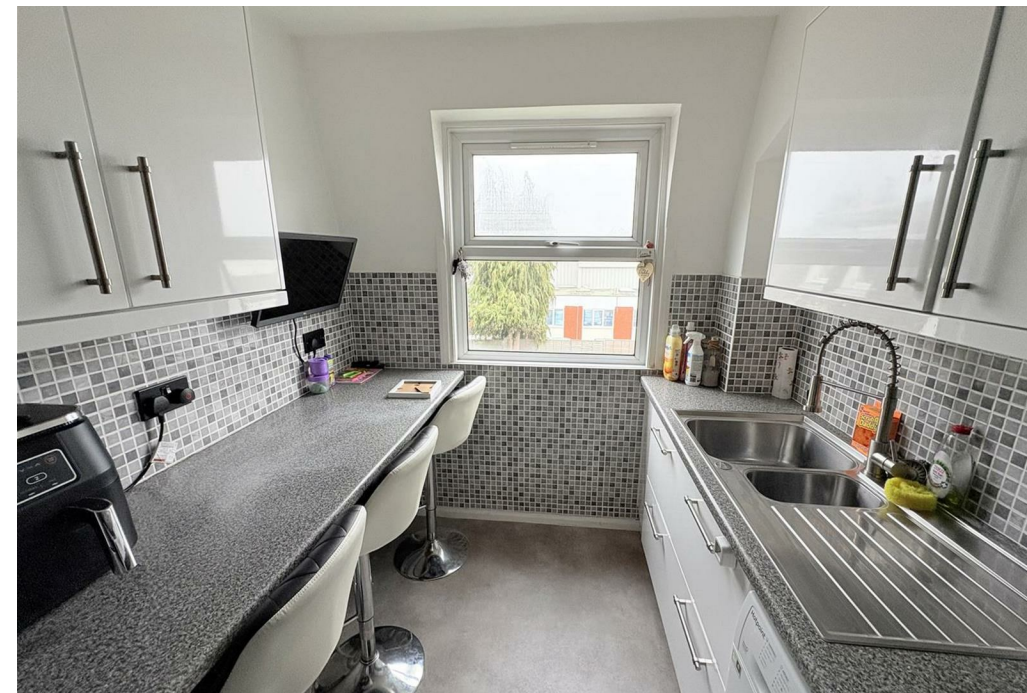


GROUND FLOOR



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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Stubbington

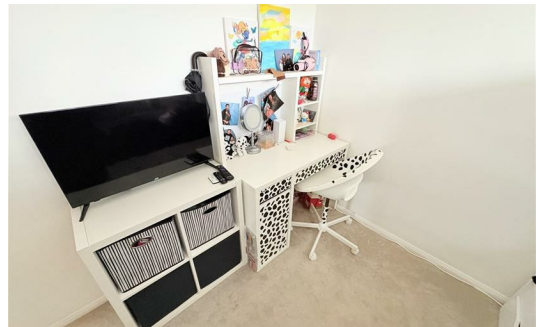
Bursledon

02380 010440

**360 Spring Road
Sholing
Southampton
SO19 2PB**

£179,950
Leasehold

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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		64	76
EU Directive 2002/91/EC			



LOW CHARGES.....We are selling this deceptively spacious two bedroom flat which is situated on the top floor. The well presented accommodation consists of an entrance hallway, lounge/diner, refitted bathroom, modern kitchen with breakfastbar and two bedrooms. The property also has gas central heating and double glazed windows. This would be an ideal purchase for a first time buyer or an Investor. There are excellent transport links all around including the Sholing train station (0.2 miles) and number of bus stops which are few minutes' walk. Residents of Spring Road can access an outstanding selection of schools and a wide range of shops, amenities and cafes in the Bitterne Precinct, Woolston High Street and lots of local shops within the immediate proximity. Please call Chambers on 02380 010440 to arrange a viewing.

Entrance Hallway
Access to storage cupboard, radiator, doors to all rooms.

Lounge/Diner
18'4" x 10'2" (5.59 x 3.12)
Two double glazed windows to front elevation, radiator.

Kitchen
11'3" x 6'9" (3.43 x 2.08)
Double glazed window to front elevation, modern fitted kitchen units with space for cooker, space for fridge freezer, inset on and half bowl sink unit, fitted breakfast bar, access to airing cupboard with hot water tank, wall mounted boiler.

Bedroom One
11'4" x 10'6" (3.46 x 3.21)
Two double glazed windows to front elevation, radiator.

Bedroom Two
6'10" x 9'3" (2.10 x 2.83)
Double glazed window to front elevation, radiator.

Bathroom
Fitted with a white suite comprising of panel bath with mixer taps and separate shower over, pedestal wash hand basin, WC, ceramic tiled floor, fully tiled walls, double glazed window to front elevation.

Parking
There are numerous parking spaces which are on a free for all arrangement.

Communal Laundry Room
This is a lockable room which provides paid usage of a washing machine and tumble dryer.

Leashold Information
Ground Rent is £0
Service Charge is £945 per annum
There is 953 Years left on the lease

Agents Note
Owners may have the option to a rentable garage within the block, subject to availability.