



£175,000

HenshawFox

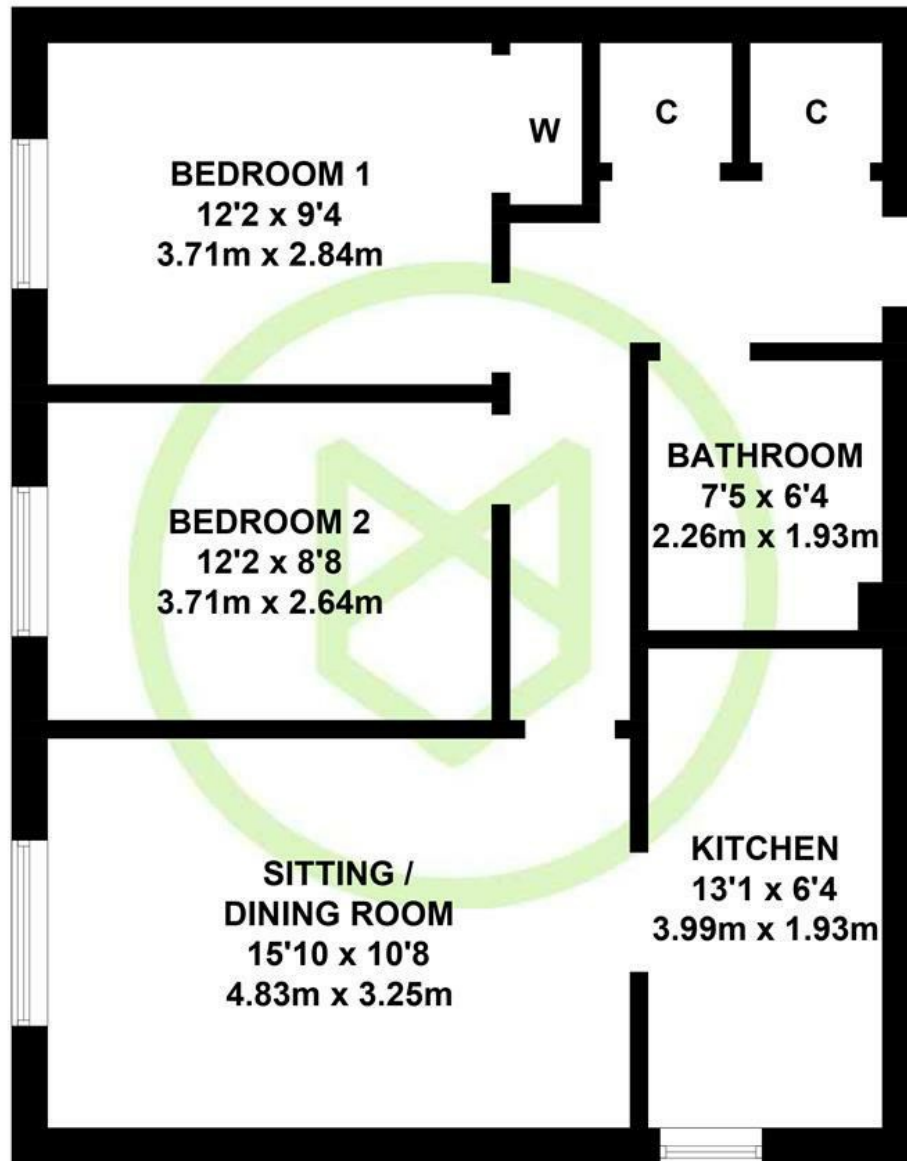




**14 Williams House, Berwick Close**  
Southampton, Hampshire, SO16 8DA

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## GROUND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 677 SQ FT / 62.9 SQ M

Illustration for identification purposes only,  
measurements are approximate, not to scale. (ID1021558)

## Summary

Situated at the end of a quiet no-through road, this delightful ground floor apartment is nestled within a short distance of local amenities, schooling and motorway links. The accommodation features two spacious double bedrooms, open plan sitting/dining area opening to kitchen and modern family bathroom. Externally the home benefits from an allocated parking space and use of communal gardens.

## Features

- Ground floor apartment
- Two double bedrooms
- Open plan sitting/dining area
- Allocated parking
- Abundance of built in storage
- Convenient location close to schools and amenities

## EPC Rating:

Energy Efficiency Rating

Current 79

Potential 80



# 14 Williams House, Berwick Close

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## Accommodation

### Entrance

Accessed via secure entry system, the apartments is situated on the ground floor.

### Accommodation

Upon entry, the inviting entrance hall provides access for both bedrooms, family bathroom, sitting/dining room and two useful storage cupboards. Both bedrooms are spacious double with the principal room benefitting from a built in wardrobe. The family bathroom comprises shower over bath, WC and wash basin. The sitting/dining is an open plan area with leafy outlook to the communal gardens. The kitchen has a selection of storage units, plumbing for washing machine, space for fridge/freezer and integrated oven with hob and extractor above.

### Outside

To the rear of Williams House is a communal lawn area with selection of benches

### Parking

Allocated parking for one car

### Location

The property enjoys a superb location with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. Ocean Village Marina, West Quay and Oxford Street have many vibrant restaurants and contemporary bars. The location also benefits from easy access to the M27 and M3 for commuters.

### Terms and Conditions

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate, are for guidance only and should not be relied on for carpets or furnishings. It should not be assumed that the property remains the same as shown in the photographs.

### Tenure

Leasehold

### Length of Lease

83 years remaining

### Service Charge

Approximately £70.11 per month

### Council Tax

Southampton City - Band A

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