



## 39, Barrow Down Gardens, Southampton, SO19 6RP Reduced To £130,000

A spacious one bedroom ground floor apartment, situated in a purpose built block. Neutrally decorated throughout the accommodation is arranged as entrance hallway, L shaped lounge / diner, fitted kitchen and a wet room. The property is double glazed and benefits from an allocated parking space.

The property is accessed via a communal entry door with intercom system. The subject apartment is accessed via a solid panel door opening to

### Entrance Hallway

Smooth plastered ceiling with coving, ceiling light point, telephone point, security entry phone system.

A door opens to a useful cloaks cupboard providing hanging rail, shelving and storage.

All internal doors are of a six panel design.

### Lounge / Dining Room

#### Lounge Area 10'10" x 12'9" (3.32 x 3.90)

Smooth plastered ceiling, ceiling light point, coving, wooden framed double glazed window to the rear aspect, wall mounted 'Dimplex' night storage heater. Provision of power points and television point.

Opening through to the dining area.



#### Dining Area 6'3" x 6'9" (1.92 x 2.06)

Smooth plastered ceiling, coving, ceiling light point, wooden framed double glazed window to the rear aspect.



#### Kitchen 6'4" x 8'0" (1.95 x 2.44)

Accessed via an archway from the lounge area.

Smooth plastered ceiling, ceiling light point, wooden framed

double glazed window overlooking the side aspect, linoleum floor covering. The kitchen is fitted with a range of white gloss fronted low level cupboards and drawer base units, heat resistant worksurface with a matching range of wall mounted cupboards over. Inset stainless steel sink unit with drainer and a mono bloc mixer tap over, four burner 'Lamona' electric hob, stainless steel chimney style extractor hood over. 'Logic' fan assisted oven, space for a tall fridge / freezer, space and plumbing for an automatic washing machine, ceramic glazed splashback tiling.



#### Bedroom 12'5" x 9'6" (3.80 x 2.90)

Smooth plastered ceiling, coving, ceiling light point, wooden framed double glazed window to the front aspect, wall mounted 'Dimplex' night storage heater. Provision of power points and television point.



#### Wet Room 6'2" x 6'4" (1.88 x 1.94)

Smooth plastered ceiling, ceiling light point, wall mounted extractor fan, wall mounted 'Dimplex' fan heater. Obscure wooden framed double glazed window to the side aspect.

Wet Room flooring, wash hand basin and wc set within a vanity unit with storage, large shower area with a 'Myra' advance electric shower.

A six panel door opens to a useful storage cupboard housing a pressurised hot water cylinder and slatted linen shelving over.

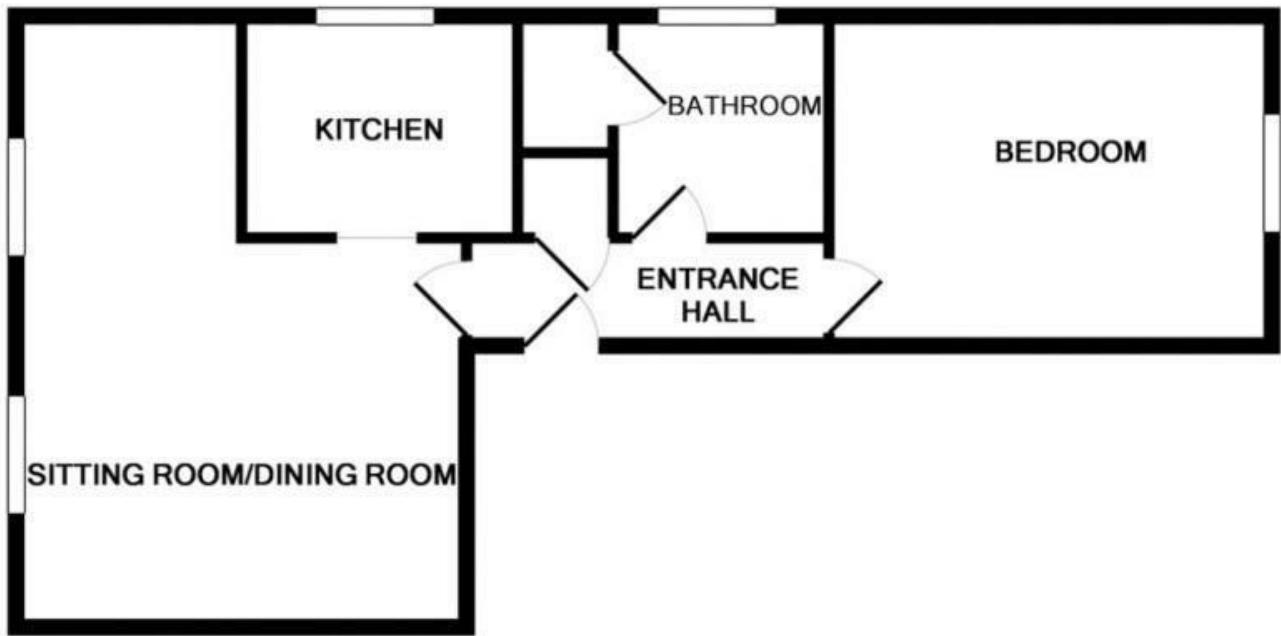


### Agents Note

Successful buyer's will be required to complete Anti Money Laundering Checks (AML) through Lifetime Legal. The cost of these checks is £80 inc VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our legal obligations as per the FCA & HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

### Council Tax Band A





Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) 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	EU Directive 2002/91/EC