



Northleigh Corner, Walnut Avenue, Southampton, , SO18 2HR £145,000

INVESTMENT OPPORTUNITY. The chance to acquire a two bedroom first floor apartment with garage, situated in a convenient location with fast access to M3 & M27 motorway. The accommodation comprises spacious kitchen, 16'4" x 13'1" lounge, four piece bathroom suite and two good sized bedrooms. OFFERED WITH NO FORWARD CHAIN.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed via a communal entrance with a security entry phone system. With stairs leading to the first floor

ENTRANCE HALLWAY

Electric heater, ceiling light point. A door opens to a cupboard housing the electric meters and circuit breaker box, wall mounted security entry telephone system. A built in airing cupboard provides slatted linen shelving and a wall light.

LIVING ROOM 16'4" x 13'1" (into bay) (4.98m x 3.99m (into bay))

Walk in crittall single glazed bay window, electric heater, smooth plastered ceiling, two ceiling light points, provision of power points and a telephone point.



KITCHEN 12'7" x 8'11" excl door recess. (3.84 x 2.72 excl door recess.)

Accessed by a sliding door from the living room or independently from the entrance hallway. Crittall single glazed window, Frankie inset single drainer double bowl stainless steel sink unit with a chrome mono bloc mixer tap above, granite effect heat resistant work surfaces with a range of matching cupboard and drawer base units underneath and wall mounted cabinets above, large double built in cloaks cupboard with shelf. A further cupboard houses a water heater for the domestic hot water supply. Vinyl floor covering, two ceiling light points, complementary tiled splash backs, provision of power points. Electric cooker point, space and plumbing for an automatic washing machine, space for a tall fridge freezer.



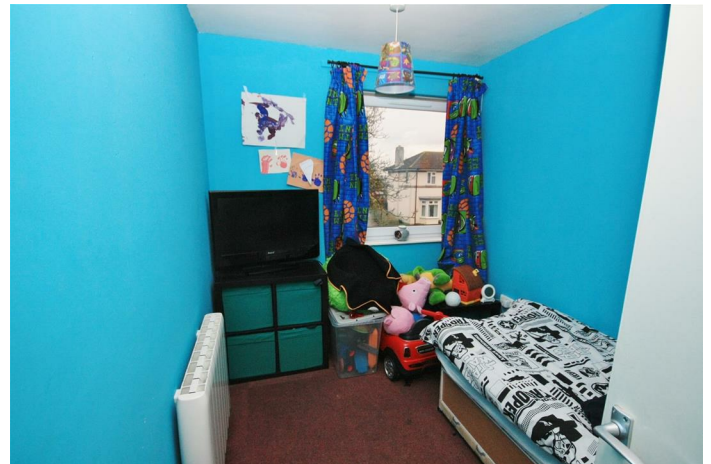
BEDROOM 1 13'11" x 8'11" (4.26 x 2.72)

Double glazed window to the front aspect, provision of power points, telephone point, electric heater, smooth plastered ceiling and a ceiling light point.



BEDROOM 2 9'10" x 7'4" (3.0 x 2.26)

Double glazed window to the front aspect, electric heater, smooth plastered ceiling with a ceiling light point and a provision of power points.



BATHROOM 8'7" x 6'8" excl bay (2.63 x 2.04 excl bay)

Fitted with a four piece white suite comprising panelled bath with chrome hand rails, shower cubicle with a sliding shower screen and Mira electric shower. Close coupled wc and a wash hand basin set within a granite effect work surface with useful storage cupboards underneath. Ceramic tiled floor, tiled to half height walls. Obscure double glazed window, electric chrome heated towel rail. Smooth plastered ceiling with two ceiling light points. Wall mounted storage cupboard.



EXTERNALLY

GARAGE

The garage is located in a block to the rear of the property.

Garage number is 21



TENURE

We understand that the property is leasehold with a residue lease of 125 years from 1987.

Maintenance Charge £302.46

Ground Rent £10 pa

However, these details of tenure are to be confirmed by the vendor's solicitors and verified by a buyer's solicitor.

