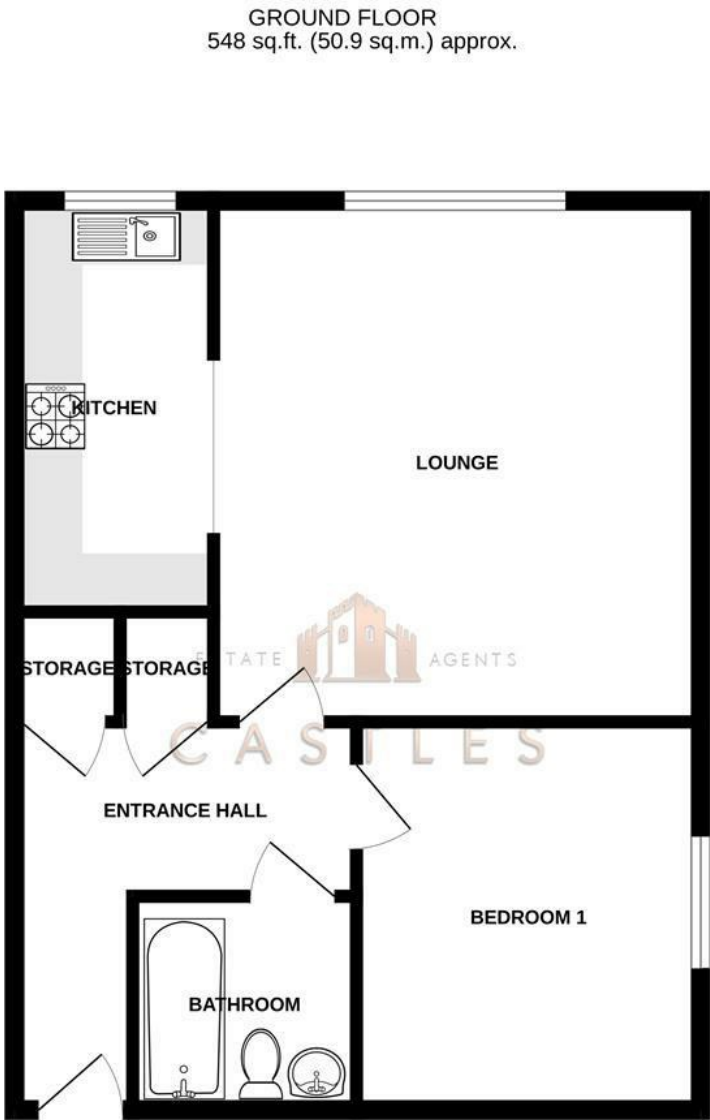


Floor Plan



TOTAL FLOOR AREA: 548 sq.ft. (50.9 sq.m.) approx.  
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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(10 plus) <b>A</b>		
(81-91) <b>B</b>			(31-41) <b>B</b>		
(69-80) <b>C</b>			(20-30) <b>C</b>		
(55-68) <b>D</b>			(15-19) <b>D</b>		
(39-54) <b>E</b>			(11-14) <b>E</b>		
(21-38) <b>F</b>			(7-10) <b>F</b>		
(1-20) <b>G</b>			(1-6) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Flat 1 | 3a Rosoman Road  
Southampton, SO19 2PW

We are pleased to welcome to the market this one bedroom top floor flat with residents parking in the popular development of Irene Court, Rosoman Road, Southampton.

The property consists of a lounge diner which is open plan to the kitchen. There is a fair sized family bathroom and one double bedroom. Externally there is residents parking and bike storage also.

This property would make an ideal first time buy for anyone looking to get their foot onto the ladder.

If you are an investor looking to add to your buy to let portfolio the expected rental income would be £850PCM

The Ground Rent is £150 Per Annum and the Service Charge is £905 Per Annum.

The lease is currently 112 years.

For more information or to arrange a viewing on this property please call Castles today.

Offers over £140,000



Flat 1 | 3a Rosoman Road  
Southampton, SO19 2PW



- ONE BEDROOM
- RESIDENTS PARKING
- CLOSE TO LOCAL SHOPS
- 112 YEAR LEASE
- MODERN BATHROOM
- TOP FLOOR
- MODERN DEVELOPMENT
- BIKE STORAGE

**LOUNGE**  
15'5" x 14'5" (4.7 x 4.4)

**KITCHEN**  
12'1" x 5'10" (3.7 x 1.8)

**BEDROOM ONE**  
11'5" x 10'2" (3.5 x 3.1)

**BATHROOM**  
6'6" x 6'2" (2.0 x 1.9)

**Anti Money Laundering**  
Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

**Financial Services**  
If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

**Solicitors**  
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

**Lease Information**

Lease Length: 112 Years

Ground Rent: £150 Per Annum

Service Charge: £905.28

Please be aware this information has been provided to us by the sellers and will be officially confirmed via the solicitors during the conveyancing transaction.

