



**West End House, West End Road, Southampton SO18 6PA**

**welcome to**

## **West End House West End Road, Southampton**

BOOK TO VIEW!

Ideally located close to local amenities and with good transport links, we're delighted to welcome to the market this one bedroom flat. Located on the ground floor, the flat features a separate w/c, access to communal gardens, intercom system and a parking space.

### **Entrance Hall**

Door from communal hallway, two cupboards, wood laminate flooring, mobile entry system.

### **Lounge**

16' 9" x 10' 5" ( 5.11m x 3.17m )

Carpet throughout, double glazed patio doors leading to communal garden, TV point, electric heater.

### **Kitchen**

8' 5" x 10' 5" ( 2.57m x 3.17m )

Generous worktop space, wall and base cupboard units, built in dishwasher, space for white goods, electric oven and hob, overhead extractor.

### **Bedroom One**

11' 3" x 10' 4" ( 3.43m x 3.15m )

Carpet throughout, electric heater, double glazed window to the side aspect.

### **Bathroom**

Bath with overhead shower, wash hand basin, w/c, partially tiled walls, laminate flooring.

### **Separate W/C**

W/c, wash hand basin.





**Welcome to this fantastic one bedroom ground floor flat, ideally located close to local amenities and schools. As you step inside, you'll find a spacious entrance hall equipped with an intercom system for enhanced security, along with two convenient storage cupboards.**

**The modern fitted kitchen offers ample storage and worktop space, with room for essential white goods. The spacious lounge/diner is flooded with plenty of natural light, featuring patio doors that lead to the communal gardens. The bedroom is generously sized and provides direct access to the bathroom. Additionally, there is a separate w/c off the entrance hall for added convenience.**



**Outside, the property boasts well-maintained communal gardens, an allocated parking space, bin store and bike shed. Don't miss the opportunity to make this lovely flat your new home!**

**The vendor has advised of the following annual charges:**

**Service charge: £2338.36**

**Estate charge: £380.58**

**Ground rent: £85**



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## West End House West End Road, Southampton

- Ground Floor Flat
- One Bedroom
- Lounge/Diner
- Bathroom & Separate W/c
- Intercom System

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2338.36

Ground Rent: 85.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £150,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
BIT109348 - 0004

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