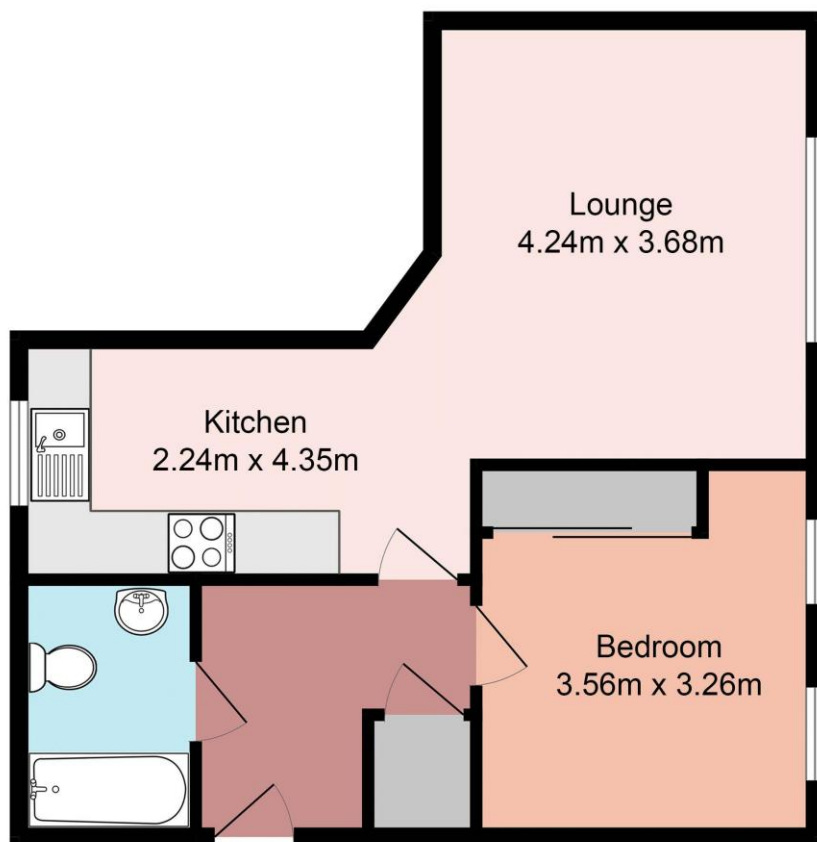




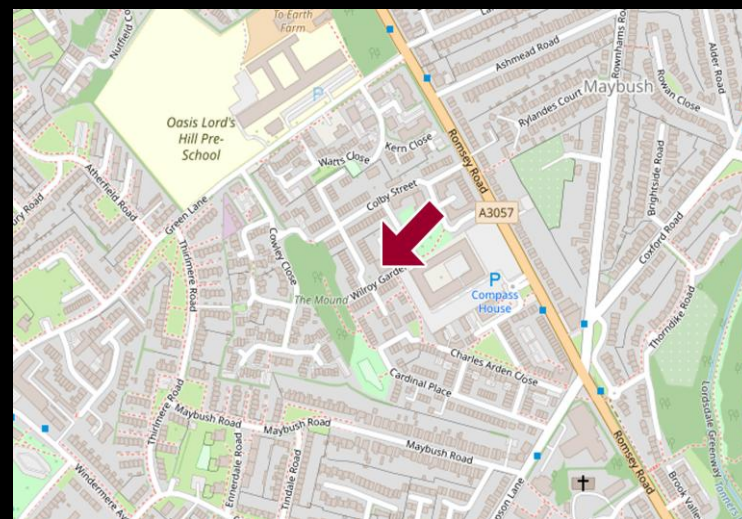
12a, Wilroy Gardens, Southampton, SO16 9WF  
£155,000

**brantons**





Ground Floor  
47.9 sq.m. approx.



Accommodation

Lounge 13' 11" x 12' 1" (4.24m x 3.68m)  
Bedroom 11' 8" x 10' 8" (3.56m x 3.26m)  
Bathroom 8' 0" x 5' 7" (2.45m x 1.70m)  
Kitchen 7' 4" x 14' 3" (2.24m x 4.35m)

Property

Brantons Independent Estate Agents are delighted to offer to the market this luxurious purpose built ground floor flat situated in a convenient modern development within Maybush. The property consists of a spacious lounge-diner which is partially open plan with a contemporary kitchen that features built in appliances. From the hall there is a double bedroom with built in wardrobes, and a family sized bathroom. Additional benefits of the property include allocated parking with plenty visitor parking also available. Properties of this nature make for an excellent first purchase, downsize or rental investment. In our opinion the current owners have presented the property to a high standard throughout thus making the property 'move in ready'. As a result of this, we suggest an early viewing will be necessary to avoid later disappointment. AGENTS NOTES: There are 113 years remaining on the lease, and the property is subject to a service charge of 1868.83 pounds PA and ground rent of 292.06 pounds PA.

Features

- Modern Ground Floor Purpose Built Flat
- Double Bedroom with Built in Wardrobe
- Partially Open-Plan Lounge-Diner
- Contemporary Kitchen
- Stylish Family Sized Bathroom

- Allocated Parking & Multiple Visitor Spaces
- Ideal First Purchase or Rental Investment
- Excellent Transport Links
- Secure Entry System, Bicycle & Bin Store
- Gas Central Heating & UPVC Double Glazing

Information

Local Authority: Southampton City Council  
Council Tax Band: A  
Tenure Type: Leasehold  
School Catchments  
    Infant: Fairisle  
    Junior: Fairisle  
    Senior: Regents Park

Distances

Motorway: 2.2 miles  
Southampton Airport: 8.3 miles  
Southampton City Centre: 2.8 miles  
New Forest Park Boundary: 4.7 miles  
Southampton General Hospital: 0.6 miles  
Totton Train Station: 2.7 miles

Directions

From our office, head South on Salisbury Road/A36. At the roundabout take the second exit onto Commercial Road A/36. Take the ramp onto Redbridge Flyover/A35. Continue on and at Millbrook roundabout, take the first left onto Wimpson Lane. At the second roundabout, turn right onto Kendal Avenue and then immediately left onto Wimpson Lane. At the next roundabout turn right onto Redbridge Hill and then immediately left onto Wimpson Lane. Continue straight on and at the traffic lights turn left onto Romsey Road. Take the second left into Colby Street. Take the second left into Wilroy Gardens.

Energy Performance

Energy performance certificate (EPC)

12a Wilroy Gardens  
SOUTHAMPTON  
SO16 9WF

Energy rating  
**C**

Valid until: 3 February 2035  
Certificate number: 0049-3046-7202-4095-3204

Property type: Ground-floor flat  
Total floor area: 46 square metres

Rules on letting this property  
Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.  
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.  
**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



