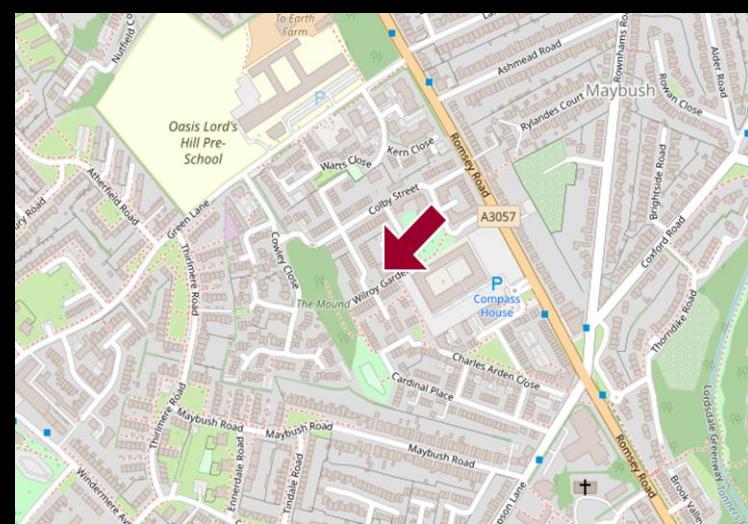
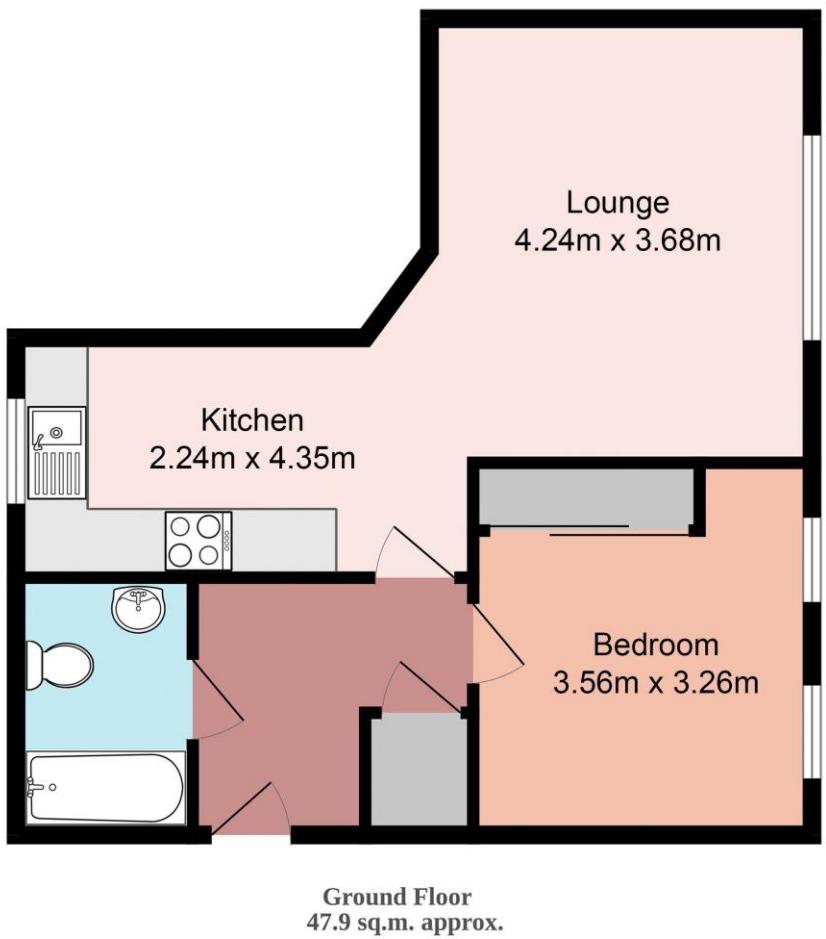




12a, Wilroy Gardens, Southampton, SO16 9WF
£155,000

brantons



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)

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.

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

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.

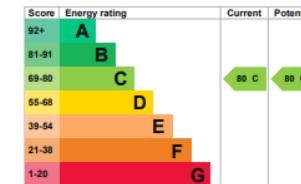
[See how to improve this property's energy efficiency.](#)

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



Brantons Estate Agents, 9a Salisbury Road, Totton, SO40 3HW | www.brantons.co.uk | enquiries@brantons.co.uk | 02380 875 020

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate distances and room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Brantons LLP nor any of its employees or agents has any authority to make or give any representation or warranty.

