



RICHMONDS



# St. Swithuns Court, Cranbury Place, Southampton, SO14 0LG

OIEO £125,000

## One Bedroom Maisonette with Allocated Parking – No Onward Chain

This spacious one-bedroom maisonette offers a fantastic opportunity for first-time buyers or investors alike. While the property would benefit from some modernisation, it provides excellent potential to create a stylish and comfortable home.

Accessed via its own private entrance, the accommodation comprises an entrance hallway with a useful storage cupboard and doors leading to all principal rooms. To the front, a bright and generously sized lounge/diner provides ample space for both living and dining areas, with a door leading through to the kitchen, which is fitted with a range of eye and base level units and offers space for utilities. The property also features a spacious double bedroom to the rear, and a bathroom fitted with a shower over the bath.

Externally, the property benefits from a gated private car park with an allocated parking space, a communal garden, and bin storage areas. Residents also enjoy access to a shared laundry room for added convenience.

Situated just a short stroll from Southampton Common and other central city parks, the maisonette is ideally located for easy access to Southampton Railway Station and excellent transport links. A range of local amenities, shops, and leisure facilities are also within close reach.

### Other Information

Tenure: Leasehold

Length of Lease: Approximately 149 years left on lease

Service Charge: £190 per month (on all charges, please seek verification from your solicitor)

Heating: Electric

Energy Rating: E

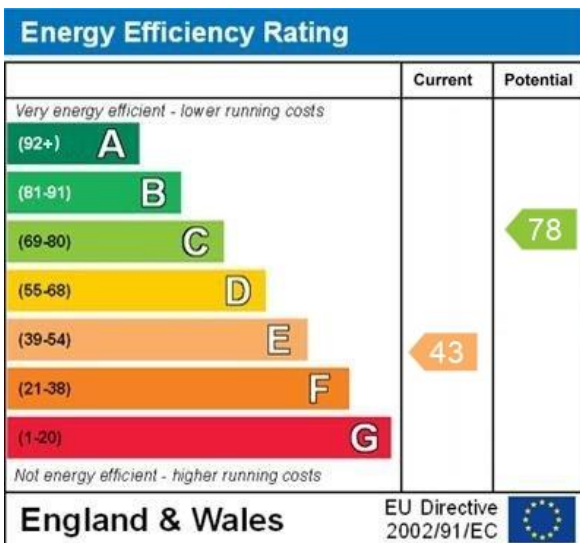
Sellers Position: No onward chain

### Local Information:

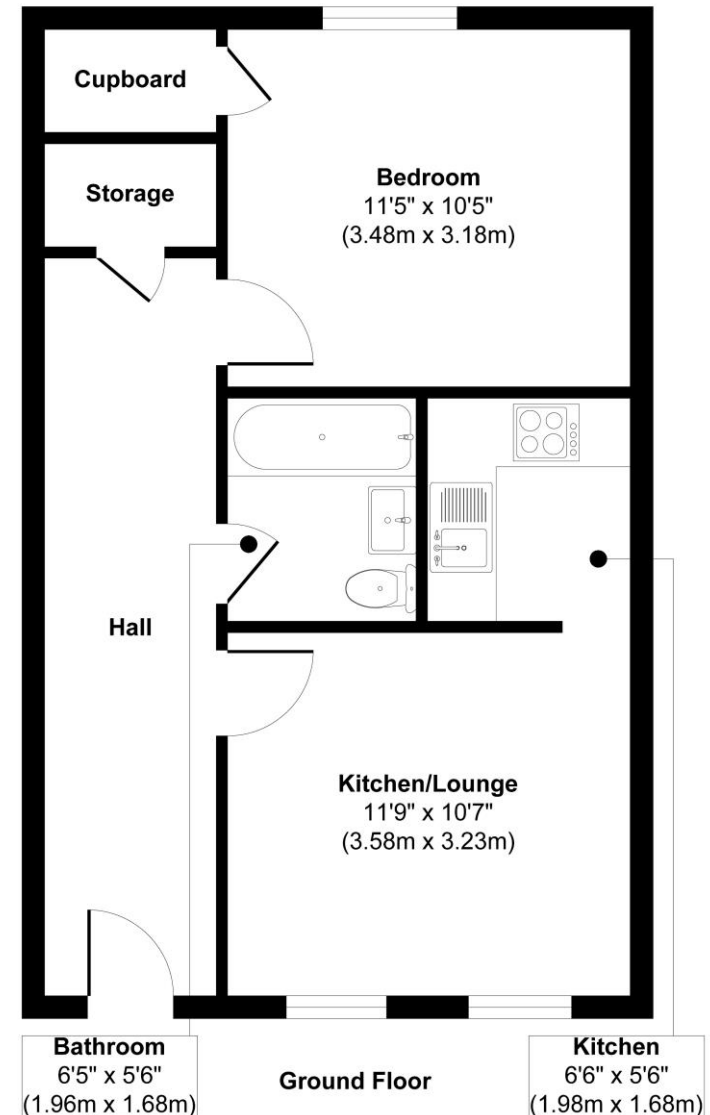
Council Tax: A

Local Authority: Southampton City Council





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Approx. Gross Internal Floor Area 478 sq. ft / 44.40 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Agents Note:** The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**

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