



RICHMONDS

40 Mescott Meadows, Hedge End, Southampton, SO30 2JU

OIEO £200,000

A 2 double bedroom top floor apartment situated in a popular road close to Dowds Farm parkland and the local schools & amenities. There is a lounge/dining room with Balcony, modern kitchen, family bathroom and ensuite to the master bedroom. Outside there is an allocated parking space and a communal garden to the rear of the building which is mainly laid to lawn.

Accommodation

Entrance hallway:	Airing cupboard
Lounge/diner:	14'7" x 13'9" (4.45m x 4.19m) French doors to the balcony, window, radiator, open to kitchen
Kitchen:	8'10" x 8'6" (2.69m x 2.59m) Window, wall & base level units with integrated fridge freezer, plumbing for washing machine, integrated dishwasher, double oven with hob & extractor over
Bedroom 1:	14'6" max x 9'6" (4.42m max x 2.89m) Window, radiator, built in wardrobes, access to ensuite
Ensuite:	Corner shower cubicle, Wc, wash hand basin, window, radiator, tiling to principle areas
Bedroom 2:	9'2" max x 8'6" (2.79m max x 2.59m) Window, radiator, built in wardrobes
Bathroom:	Window, radiator, bath with mixer taps, Wc, wash hand basin, tiling to principle areas

Outside

Outside there is an allocated parking space and a communal garden to the rear of the building which is mainly laid to lawn.

Other Information

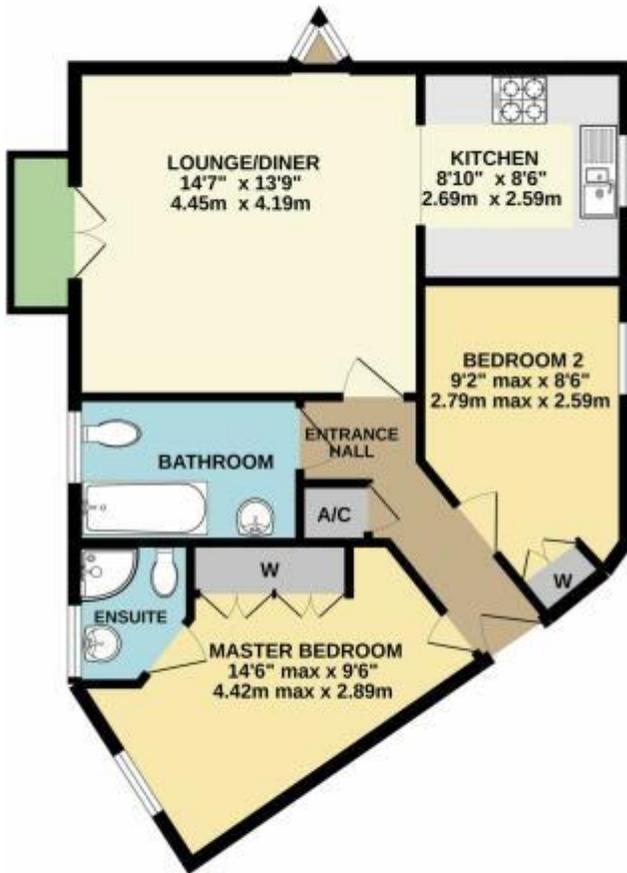
Tenure:	Leasehold with 983 years remaining
Charges:	The ground rent is £150 per annum (fixed for the duration of the lease) and maintenance charge is £1571.64 per annum.
Heating:	Gas central heating
Windows:	Double glazing
Energy Rating:	C
Sellers position:	Found a property to purchase

Local Information

Council tax:	Band B
Local Authority:	Eastleigh Borough Council

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](tel:01489789933), email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk

GROUND FLOOR



NOT TO SCALE.

While every attempt has been made to ensure the accuracy of the description contained herein, measurements of floor, window, ceiling 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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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 the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate 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 Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.

