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Mon 9.30am - 5pm  
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Thurs 9.30am - 7pm  
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Sat 10am - 2pm

Closed

beauty enhanced

www.beautyenhanced.co.uk  
023 924 1108

**SUBWAY**

SUBWAY

**FARPLACE Animal Rescue**

**GREGGS OUTLET**

RICHMONDS



# Victoria Road, Woolston, Southampton, SO19 9SN

£165,000

**\*NO CHAIN\*** A recently refurbished 2 two-bedroom duplex apartment. This spacious 2 bedroom situated within the heart of Woolston would make an ideal purchase for first time buyers and investors alike.

As you enter the property, there is a spacious entrance hallway with 2 storage cupboards, one of which is fitted with plumbing for the washing machine. A large open plan sitting/dining room with fitted kitchen and door leading to a communal roof terrace. Fitted white bathroom suite comprising low level w/c, wash hand basin and bath with shower over.

Moving upstairs, there are two double bedrooms with a balcony accessed via the master bedroom.

## Other Information

Tenure: Leasehold (lease length 83 years)

Ground Rent: £200 per year (on all charges, please seek verification from your solicitor)

Service Charge: TBC

Heating: Gas central heating

Windows: Double glazing

Energy Rating: C

Sellers Position: No chain

## Local Information:

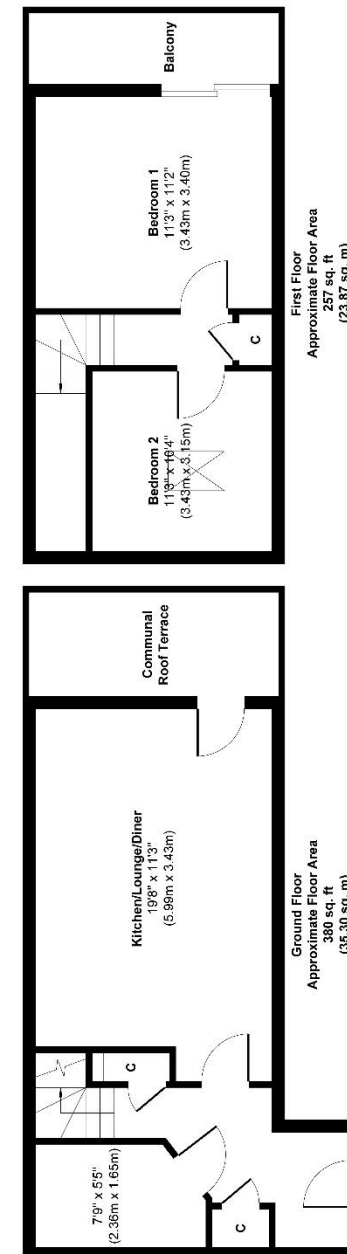
Council Tax: A

Local Authority: Southampton City Council





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk)



