



RICHMONDS

## Ground Floor Garden Flat – Botley

Situated in the heart of Botley, this spacious two double bedroom ground floor garden flat offers generous living space, a private rear garden, and a garage, making it an ideal purchase for first-time buyers, downsizers, or investors.

The accommodation comprises a welcoming entrance hallway with useful storage, a bright and spacious lounge, a modern fitted kitchen, and a refitted bathroom. There are two well-proportioned double bedrooms, providing flexible living space for families, guests, or home working.

Externally, the property benefits from a private rear garden, a garage with electricity, making it ideal for charging and storing a mobility scooter, and off-road parking to the front.

The property is offered with a long lease of 187 years from 1st January 1968 and also benefits from a 25% share of the freehold. The service charge is approximately £30 per month, making it a very affordable option. Offered to the market with no forward chain, this is a fantastic opportunity to secure a well-located home in a popular residential area.

### Other Information

Tenure: 'Freehold of Leasehold'

Length of Lease: Lease start date – 01/01/1968 for a term of 187 years

Maintenance Charge: £30.00 per month (on all charges, please seek verification from your solicitor)

Buildings Insurance: £364.20 per annum, payable in August

Heating: Gas central heating

Windows: Double glazing

Energy Rating: TBC

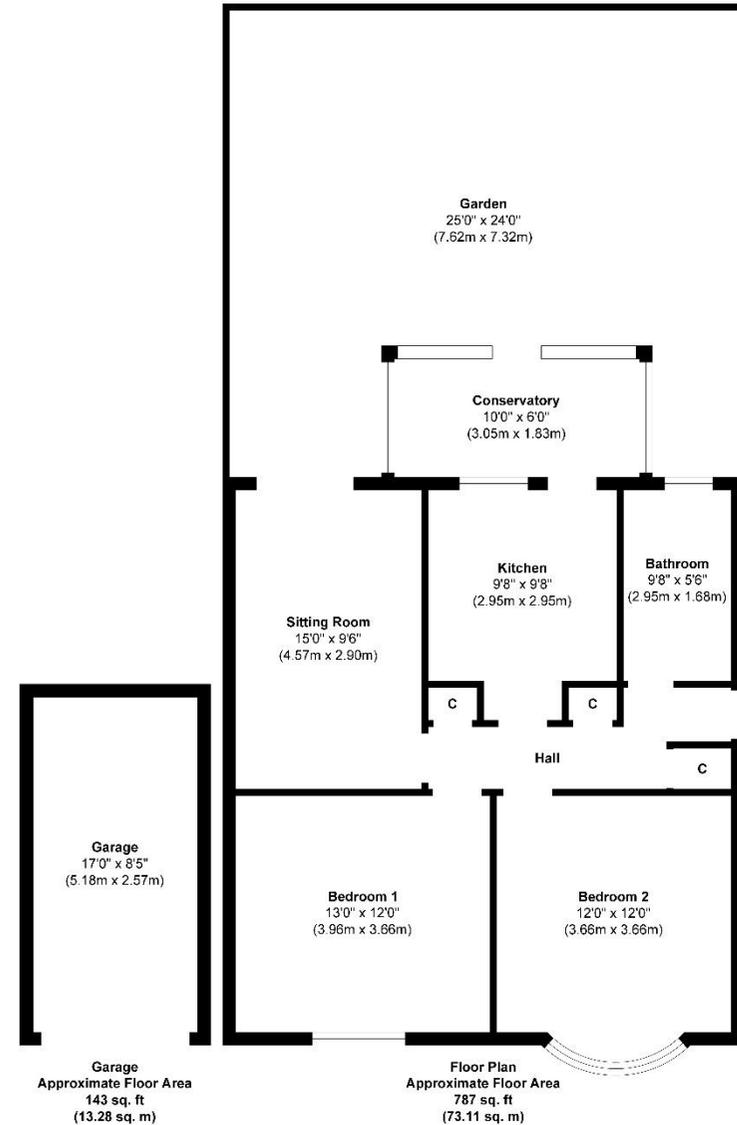
Sellers Position: No forward chain

### Local Information:

Council Tax: C

Local Authority: Eastleigh Borough Council





**Approx. Gross Internal Floor Area 930 sq. ft / 86.39 sq. m (Including Garage)**

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**

R545 Ravensworth 01670 713330

Lankester House, 1 Freegrounds Road, Hedge End, Southampton SO30 0HG • 01489 789933 • admin@richmondsproperty.co.uk

