



RICHMONDS

A spacious two double bedroom end of terrace maisonette with a large corner front garden and off road parking. Internally there is a spacious sitting/dining room, kitchen, two double bedrooms and a bathroom with separate Wc. An internal inspection is strongly recommended to fully appreciate the accommodation on offer.

Accommodation

Entrance:

The front door leads to a small entrance hall and stairs to the first floor.

First Floor Landing

Sitting/dining room:

Stairs to the second floor, large storage cupboard
19'7 x 11'9 narrowing to 8'7 Double glazed window to the rear and large under stairs storage cupboard

Kitchen:

12'5 x 8'8 Double glazed window to the front, range of base and eye level units with work top over, large double unit, space for cooker, washing machine and fridge freezer

Second Floor Landing

Bedroom 1:

Storage cupboard and airing cupboard.
12'5 x 11'9 Double glazed window to the front.

Bedroom 2:

Double glazed window to the rear.

Bathroom:

Double glazed window to the side, bath and wash basin

Cloakroom:

Double glazed window to the side and WC.

Outside

Parking:

Private garden with artificial lawned area and shingled areas.

Space for 1 vehicle on a private drive with gate. Unlimited parking spaces in free car park outside house

Other Information

Tenure:

Leasehold. 92 years remaining of a 125 year lease
£24.83 a month service charge just been reviewed.
Buildings insurance included in service charge

Charges:

Heating:

Electric storage heating

Windows:

Double glazing

Energy Rating:

D

Sellers position:

Found a property to purchase

Local Information

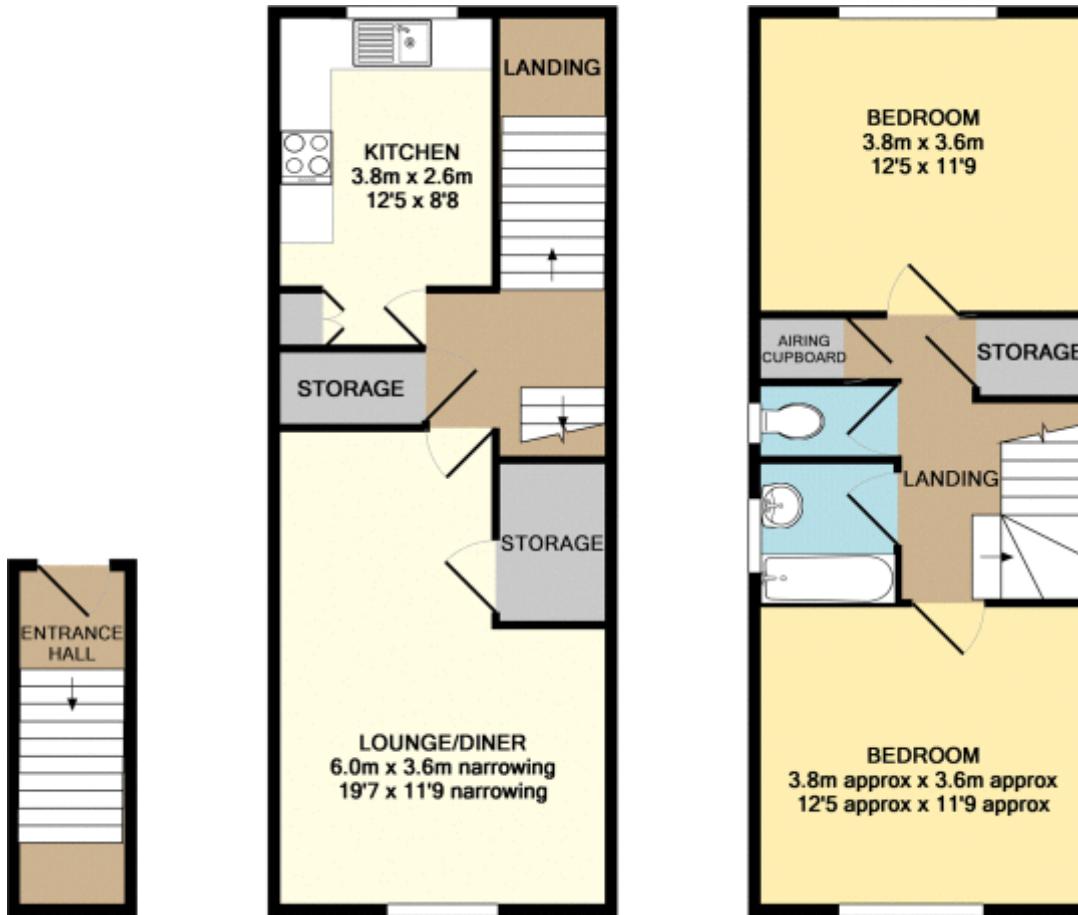
Council tax:

Band A

Local Authority:

Southampton City 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, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



GROUND FLOOR
APPROX. FLOOR
AREA 5.7 SQ.M.
(61 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 42.6 SQ.M.
(459 SQ.FT.)

2ND FLOOR
APPROX. FLOOR
AREA 42.6 SQ.M.
(459 SQ.FT.)

TOTAL APPROX. FLOOR AREA 90.9 SQ.M. (978 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms 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.

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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.

