



RICHMONDS

## Flat 6 Tichborne House 15-17 Lower Northam Road, Hedge End, SO30 4FH

£199,950

A spacious first floor 2 bedroom apartment with its own private entrance and offered for sale with no onward chain. This home would make an ideal purchase for a first time buyer or investor alike. Internally there are two bedrooms, a lounge, fitted kitchen and a shower room. There is allocated parking and visitors parking available.

### Accommodation

Entrance hallway:	Radiator, airing cupboard, telephone intercom system
Lounge:	(13'3" x 11'2") Double glazed window to front aspect, radiator
Kitchen:	(9'7" x 5'5") Loft hatch with pull down ladder leading to loft storage space, extractor fan, a range of wall mounted & base level units, roll top work surfaces, tiling to principle areas, built in gas hob & electric oven with extractor hood above, radiator, stainless steel sink & drainer with mixer tap above, space & plumbing for a washing machine, space for a fridge.
Bedroom 1:	(10'6" x 8'6") Double glazed window to rear aspect, radiator, built in wardrobes
Bedroom 2:	(10'4" x 8'8") Double glazed window to front aspect, radiator, built in cupboard and fitted wardrobes
Shower room:	(7'1" x 6'8") Extractor fan, obscure double glazed window to rear aspect, fully tiled walls, radiator, fully tiled shower, low level WC, pedestal wash hand basin, shaver point, eye level fitted cupboards.

### Outside

Front:	The property has an allocated parking space for one car. There is also ample visitor spaces available.
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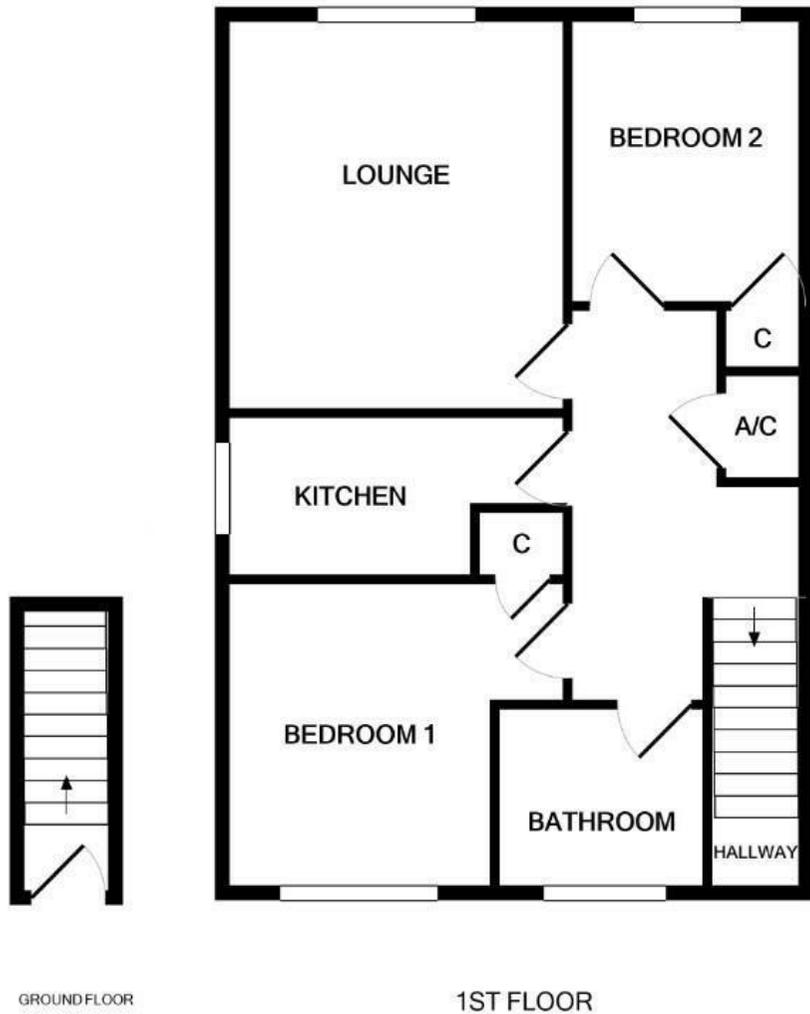
### Other Information

Tenure:	Leasehold. Years Remaining On The Lease: 97 Years. Ground Rent: £180 Per Annum Service Charge: £1,186.48 Per Annum. Please verify via a solicitor prior to purchasing
Heating:	Gas central heating
Windows:	Double glazing
Energy Rating:	C
Sellers position:	No forward chain

### 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**, email [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



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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