



RICHMONDS

Flat 1 Kenilworth House, Telegraph Road, West End, SO30 3EH

OIEO £199,950

A ground floor 2 bedroom apartment presented in good order and offered for sale with no forward chain. The property has a light and spacious feel and the master bedroom benefits from an ensuite shower room. This property would make an ideal purchase for a first time buyer or a buy to let investor.

Directions

From our office in Freegrounds Road, Turn right onto Saint John's Road - B3033, Turn left onto Upper Northam Road - B3036, At roundabout take the 2nd exit onto the A334, At Kanes Hill Roundabout take the 4th exit onto the A27, turn right onto Telegraph Road

Accommodation

	Communal front door
Communal hallway:	Access to:
Entrance hallway:	Airing cupboard
Sitting room:	16'5" x 10'8" (5.01m x 3.25m) Bay window to front, open plan to kitchen
Kitchen:	8'3" x 6'10" (2.52m x 2.09m) Stainless steel sink & drainer, plumbing for washing machine, plumbing for slim line dishwasher, a range of eye & base level units, integrated double oven with 5 ring gas hob, extractor hood, integrated fridge freezer & spot lights
Bedroom 1:	11'10" reducing to 8'9" x 11'0" (3.61m reducing to 2.67m x 3.35m) Double built in wardrobes, door to ensuite
Ensuite:	Shower cubicle, wc, wash hand basin, extractor fan
Bedroom 2:	10'9" x 6'9" (3.28m x 2.06m)
Bathroom:	A modern bathroom with panel enclosed bath, wc, wash hand basin, extractor fan

Outside

	Communal area
Parking:	We are informed by the current owner that there is one allocated parking space available with this property and six visitor bays. All prospective purchasers must seek verification from a solicitor prior to purchasing

Other Information

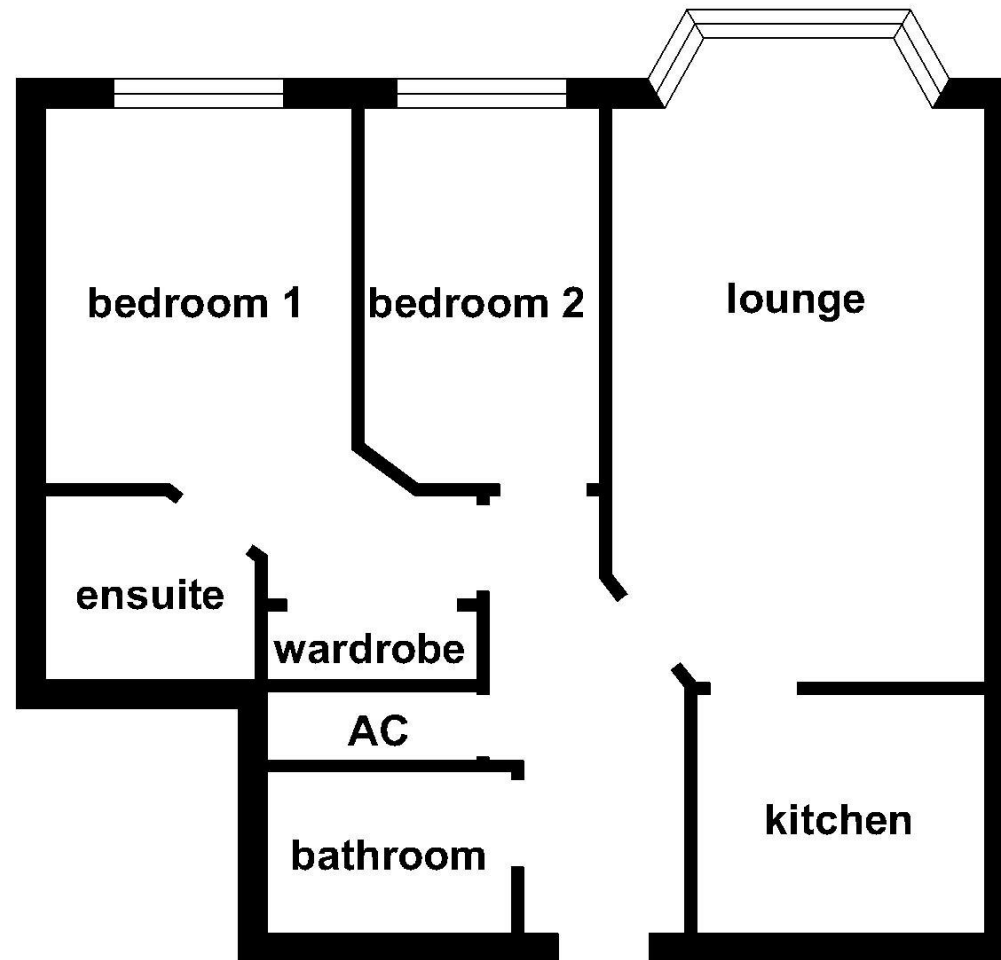
Heating:	Electric heating
Windows:	UPVC double glazing
Tenure:	Leasehold. 109 years remaining
Charges:	Maintenance: £800 per annum Ground rent: £200 per annum. All prospective purchasers must seek verification from a solicitor prior to purchasing

Approximate age: 2007

Local Information

Council tax:	Band C
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 or go to www.richmondsproperty.co.uk



SCHEMATIC FLOOR PLANS FOR ILLUSTRATION PURPOSE ONLY

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.

