



£285,000

Share of Freehold

Flat 3 Capstan House, Havelock Road

Warsash, Southampton, Hampshire SO31 9DX



Quick View

	2 Bedrooms		None
	1 Living Room		2 Bathrooms
	First Floor Apartment		EPC Rating C
	Allocated Parking		Council Tax Band C

Reasons to View

- This first floor apartment in an exclusive gated development could be the perfect pied-à-terre
- Enjoying a village centre location & within walking distance to the River Hamble everything you could need is on your doorstep
- The light, bright living accommodation is open plan with a kitchen/dining area opening to the living room
- There are two double bedrooms with an en-suite shower room and a bathroom
- You’ll find privacy and security here as this apartment has a private entrance situated off the courtyard and parking in the gated car park
- The block residents own the Freehold and run the management company, so maintenance charges are kept to a minimum, currently just £62 per month

Description

This lovely first floor apartment is one of just six in this exclusive development with gated entry to the parking and courtyard. The property owners each own a share of the freehold and run their own management company keeping the service charges to a modest £743.40 per year. Being so central to the village centre this apartment is perfectly situated to enjoy all that Warsash has to offer with all the local amenities are literally on the doorstep.

The flat is accessed via its own front door off the courtyard into a welcoming hallway with stairs up to the landing where you'll find the fully tiled bathroom and the two good sized bedrooms. The larger with a fully tiled ensuite shower room, perfect for when guests come to stay.

The living space is open plan with a kitchen/dining area and fully integrated appliances including electric oven, gas hob, washing machine, under counter fridge and freezer and a slimline dishwasher. Even the gas combi boiler is neatly hidden away behind a matching wall cupboard. The sitting area has dual aspect windows making it a nice bright space and in the dining area there are French doors opening onto a Juliet balcony.

Should you wish to sit outside there is room to put a bistro table and chairs in the courtyard which enjoys a westerly aspect making the perfect spot to sit and enjoy a cool drink in the afternoon sunshine. There is a shared storeroom, bin store area, outside tap and an allocated parking space as well as visitor parking.

The property is currently let at £1,200 PCM, two months’ notice will need to be given, and the tenants to vacate before contracts could be exchanged unless you are buying to let.

Other Information

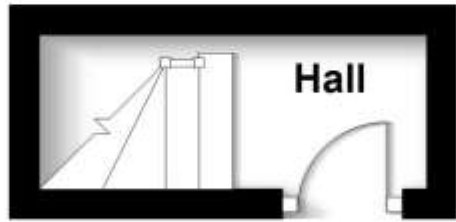
This property is Leasehold, the original 125 year term commenced 01/12/2003 there is no ground rent payable The freehold is owned jointly by the six residents/flat owners, and the block is self-managed by Capstan House (Warsash) Management Ltd, of which the new owner would be a shareholder. The current maintenance charge is £62 PM.

Directions

<https://what3words.com/holidays.husky.weaved>

Ground Floor

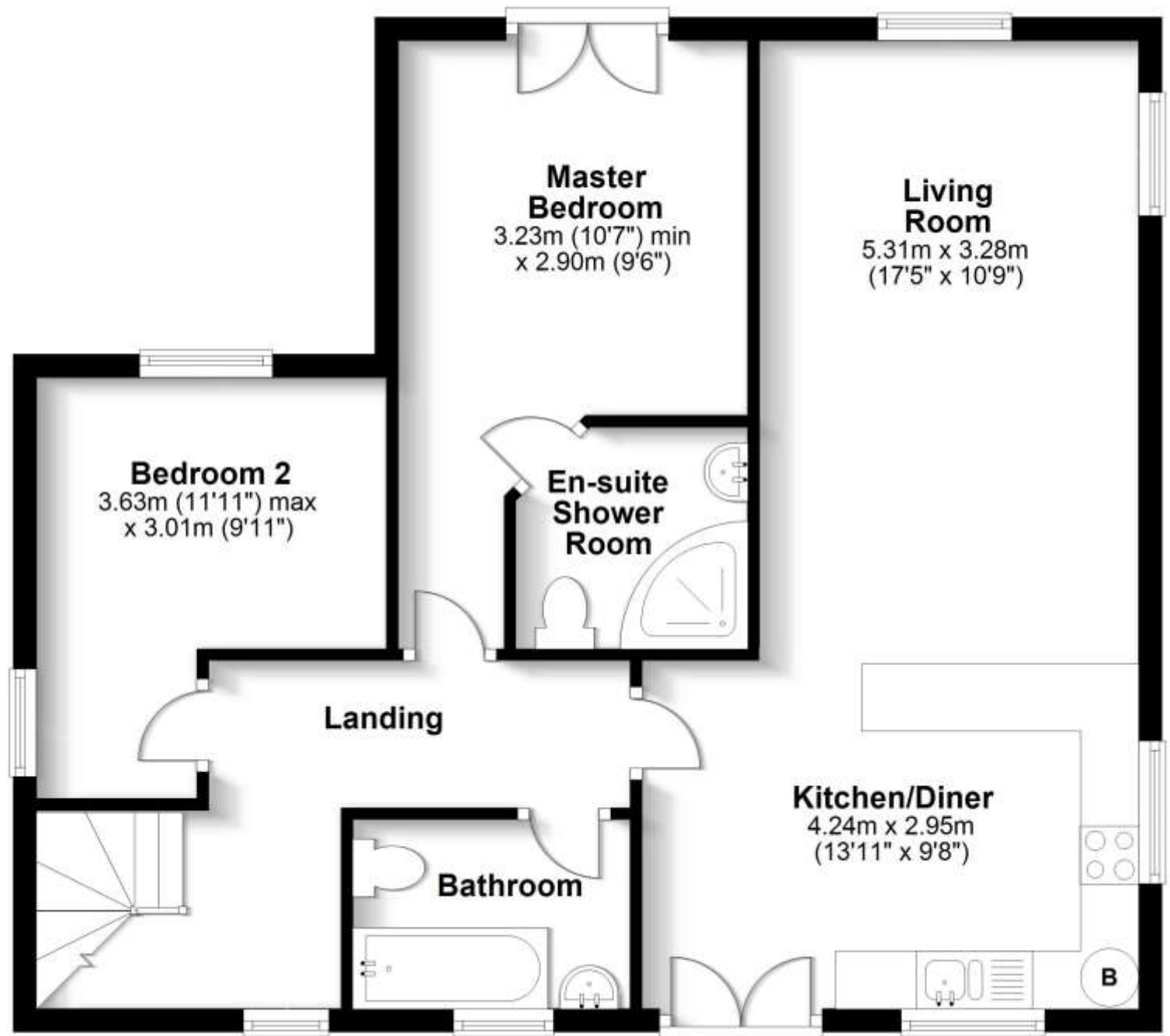
Approx. 2.7 sq. metres (28.7 sq. feet)



Total area: approx. 72.7 sq. metres (782.6 sq. feet)

First Floor

Approx. 70.0 sq. metres (753.8 sq. feet)



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