



£165,000
Leasehold

Flat 12 Southwold House, Bastins Close

Park Gate, Southampton, Hampshire SO31 1EB



Quick View

	1 Bedroom		No
	1 Living Room		1 Bathroom
	Second Floor Flat		EPC Rating TBC
	One Allocated Parking Space		Council Tax Band A

Reasons to View

- A beautifully presented and immaculately kept top floor apartment, with lift, offered with no onward chain.
- The commuter’s delight. With both the train station and a bus stop just moments away, plus a bike store and a parking space – all your needs are met here.
- With a spacious living room and separate kitchen, you will have space to live, relax and enjoy entertaining.
- Being located in the popular Park Gate, you will find everything you need close at hand, local shopping, eateries, bars and restaurants.
- Southwold House has it’s own private car park located adjacent to the building with an allocated and numbered parking space.
- Having made this a beautiful home including tasteful, decoration, and a replacement kitchen, it is now time to pass this absolute gem onto its new owner, chain free.

Description

Looking for your first home or just keen to make life that little simpler, this lovely top floor apartment offers it all. Southwold House sits within Park Gate which offers good access to local shopping facilities so you can literally ‘pop across the road’ via the side footpath for those essentials. And with access to the M27 being less than one mile away, this could be just the spot for you.

Set in Bastins Close there is an allocated parking space to the front of the building, enter through the main entrance, with intercom security entry system, and either take the stairs or jump into the lift to the second floor.

Entering the apartment, the reception hall has a storage cupboard, housing the gas combination boiler. The living room faces south/westerly and has practical wood style flooring and a feature radiator. It is open plan to the kitchen which has been refitted with grey gloss units and contrasting worksurfaces with an inset four ring induction hob with oven beneath and extractor over, inset stainless steel sink unit, integrated full height fridge/freezer and slimline dishwasher, and ceiling spotlights.

Being on the top floor the bedroom has slightly sloping ceilings giving character, and double width mirror fronted wardrobes. The three piece bathroom suite comprises of a panelled bath with independent shower mixer and drench head over, pedestal wash hand basin W.C. radiator, part tiling, spot lights and extractor fan.

If you are looking for a genuine ‘turn key’, ready to move into, apartment then look no further. Move in, start living and enjoy everything this property has to offer. We would suggest you arrange a viewing and we would welcome your call where a member of the Robinson Reade Team will be happy to show you what we hope could become your next home.

Other Information

This property is Leasehold with 102 years left of the 125 year lease dated 01/02/2022. We are advised that the annual ground rent is £200 (increasing to £400 after 25 years). The monthly service charge is £125 payable to Bastins Estate Management Company Ltd. the managing agents.

Directions

<https://what3words.com/emeralds.keys.nobody>

Top Floor

Approx. 46.4 sq. metres (499.9 sq. feet)



Total area: approx. 46.4 sq. metres (499.9 sq. feet)

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