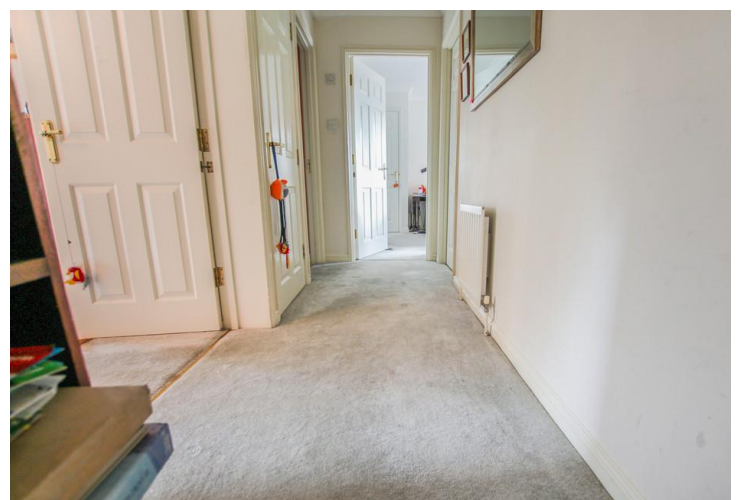




38 Quayside Walk
Marchwood, Southampton
Offers Over - £230,000



- Off Road Parking with Two Allocated Spaces
- Remainder of a 999 Year Lease
- Private Enclosed Terrace off the Living Room
- Gated Entrance with Community Feel Area

EPC Rating

C



Property Description

GATED COMMUNITY ENTRANCE Gated community entrance with pin code and remote control access.

OFF ROAD PARKING Two allocated off road parking spaces.

COMMUNAL ENTRANCE HALL Intercom system to each apartment and key entrance.

ENTRANCE HALL Leading to living room, bathroom and both bedrooms. Storage cupboard. Radiator.

LIVING ROOM 12' 9" x 14' 7" (3.89m x 4.44m) Large size living room leading to kitchen diner. Double glazed double doors allowing access onto the balcony. Radiator.





KITCHEN DINER 17' 7" x 11' 9" (5.36m x 3.58m)
Large kitchen with dining area comprising a one and a half drainer sink unit with cupboard under, further range of wall and base level, cupboard and drawer units with ample work surfaces and tiled surrounds. Spaces for dishwasher and upright fridge freezer. Integrated appliances include a gas hob with cooker hood over and oven. Two double glazed windows. Radiator.

SHOWER ROOM Three piece white suite comprising a shower cubicle, wc and wash hand basin. Radiator.



BEDROOM ONE 10' 4" x 14' 8" (3.15m x 4.47m)
Double bedroom with two storage cupboards, with one of which housing the boiler. Radiator. Door to En-suite.

ENSUITE Three piece white suite bathroom comprising a round sink unit, wc and panel enclosed bath with chrome mixer tap and hand held shower attachment. Double glazed window. Radiator.

BEDROOM TWO 10' 8" x 10' 7" (3.25m x 3.23m)
Double bedroom. Two double glazed windows. Radiator.

ENCLOSED TERRACE The apartment benefits from an enclosed terrace with wrought iron railings.



ADDITIONAL INFORMATION From the information we have been provided the annual service charge and ground rent is approximately £1000. NFDC Tax band C Remainder of a 999 year lease. Residents also have access through the security gate (pin code) to access to promenade and down to the beach - ideal for launching a kayak!

GROUND FLOOR
781 sq.ft. (72.5 sq.m.) approx.



TOTAL FLOOR AREA : 781 sq.ft. (72.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements