

**FOR SALE**



**19 Hulse Road**

**2 Bedrooms, 2 Bathroom, Apartment**

**Asking Price Of £220,000**

**MARTIN&CO**





## 19 Hulse Road

2 Bedrooms, 2 Bathroom

Asking Price Of £220,000

- First time buyer or Investor
- 2 Double bedrooms
- Ensuite
- Open plan living space
- French windows to patio



MARTIN & CO are pleased to present this 2 bedroom ground floor apartment within a Secure gated complex.

COMMUNAL ENTRANCE: Intercom

HALL: Neutral décor and carpets with large store cupboard. Intercom.

BATHROOM: 2.15m x 1.89m Neutral décor and tiles, white suite comprising of hand basin, low level WC, panelled bath with mono tap and shower hose. Heated towel rail and shaver light and socket.

OPEN PLAN LIVING AREA: Kitchen area is 4.22 x 3.08m Good range of wall and base units, tiled floor. Fitted gas hob and electric oven, space for fridge freezer and washing machine. Stainless steel sink with window to side aspect. It has a large breakfast bar and stools breaking up the areas. Lounge/dining 4.03m x 3.11m. Neutral décor, with carpets. French doors to patio with porch. Outlook, communal gardens.

BEDROOM 1: 4.19m x 2.65m Double room neutral décor and carpets, window to rear aspect.

ENSUITE: 1.68m x 1.34m. White suite with double shower, low level wc and hand basin. Heated towel rail and shower light and socket.

BEDROOM 2: Double room with Neutral décor and carpets, Double fitted wardrobe. Window to side aspect.

OUTSIDE: Allocated parking space under cover within the gated complex, and also there's a communal secure bike. communal garden to rear.

OTHER INFORMATION.



Telephone points: Yes

SKY POINT: NO

Broadband - subject to connection

Security Alarm No

Smoke alarms Yes

GCH

LOCAL AUTHORITY INFORMATION

SOUTHAMPTON CITY COUNCIL BAND C

ENERGY PERFORMANCE CERTIFICATE RATE. TBC

Tenure: Leasehold

LEASE YEARS REMAINING. 105 YEARS EXPIRY  
28/02/2128

SERVICE CHARGES. £1400PA

GROUND RENT: £168PA







| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 81                      | 81        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

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## Martin & Co Southampton City

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.