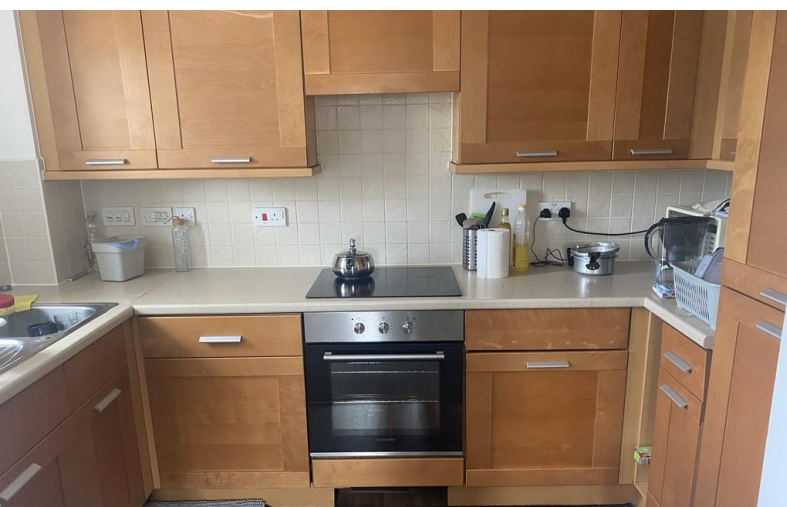


FOR SALE



190 Hiltingbury Road

2 Bedrooms, 2 Bathroom, Apartment

Offers In Excess Of £220,000


MARTIN&CO



190 Hiltingbury Road

2 Bedrooms, 2 Bathroom

Offers In Excess Of £220,000

- Top floor (2nd floor)
- lift to all floors
- Ensuite to master
- Allocated parking
- Council tax Band C TValley

A well presented two bedroom second/top floor apartment offered for sale with no forward chain.

The property is located within the popular Hiltingbury area and within walking distance to an excellent range of shops on Ashdown Road and Hiltingbury Road.

Hiltingbury School, community centre and recreation ground are also within walking distance.

The accommodation is neatly laid out with a reception hall, sitting room open plan to a modern kitchen with fitted appliances, main bedroom with en-suite shower room, further double bedroom and bathroom. In addition to this there is an allocated parking space and small communal garden to the rear.

Tenure - Leasehold

LEASE YEARS - 135 YEARS REMAINING

SERVICE CHARGES - £1769.92

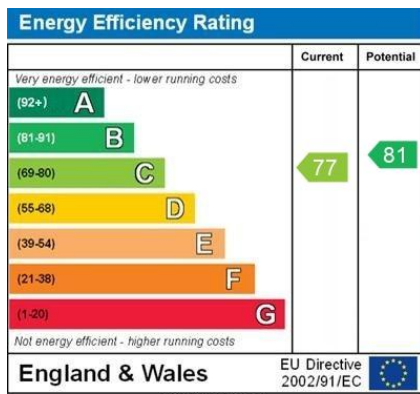
GROUND RENT - £240 PA The ground rent is set and does not increase. (as advised by owner)

Council Tax - Test Valley Band C

Energy Performance rating C







WWW.EPC4U.COM

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<http://www.martinco.com>



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 for 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.