



**£210,000**

Leasehold

## **2 Langtry Court, Providence Hill**

**Bursledon, Southampton, Hampshire SO31 8JR**



## Quick View



2 Bedrooms



None



1 Living Room



2 Bathrooms



Ground Floor Flat



EPC Rating C



1 x Allocated Space



Council Tax Band B

## Reasons to View

- Private developments can be quite special and with a gated entrance, allocated parking and entry security system Langtry Court won't disappoint
- With its own separate entrance and patio you have a great feeling of independence with this ground floor apartment
- Two double bedrooms and two bathrooms will mean out of area visitors can stay for the weekend while you show them the delights of the local area
- With no onward sales chain to delay a move we'd hope you could be moved in and settled in no time.
- Fantastic location on the A27 for access into Southampton or to junction 8 of the M27 for your work commute, not forgetting Tesco round the corner for all your essentials
- You have your own dedicated parking spot here, and with a car park management company in place there should be no issues with your space being taken.

## Description

Pulling up to the impressive gates which enclose this development, you notice the well-kept grounds which surround Langtry Court. Once parked in the allocated space, you enter through the front of the building via the security entrance system. Alternatively, you may prefer to bypass the communal entrance and step straight into the apartment through the French doors and into the living room.

The main front door of the apartment opens into a hallway which serves the kitchen, living room, bathroom and two bedrooms, at the furthest point there is also a very handy double storage cupboard perfect for the Hoover & ironing board. The living room will comfortably accommodate a lounge suite as well as a dining table and chairs and even has a small private patio area where you can enjoy some outside space.

The kitchen is situated just off the hallway and is fitted with a selection of wood effect wall and base units, a low-level built-in oven with gas hob and spaces for a free standing washing machine and fridge freezer. The bedrooms, both doubles, have windows looking out to the side of the building away from the parking area. The master benefits from built in wardrobes and a shower en-suite, with window. There is a bathroom fitted with a modern white suite for those who prefer the luxury of a leisurely bath.

Situated just off Junction 8 of the M27, the location is perfect for those who commute. The local area has plenty to keep you entertained at the weekend with restaurants, pubs and Swanwick Marina just a short walk away.

## Other Information

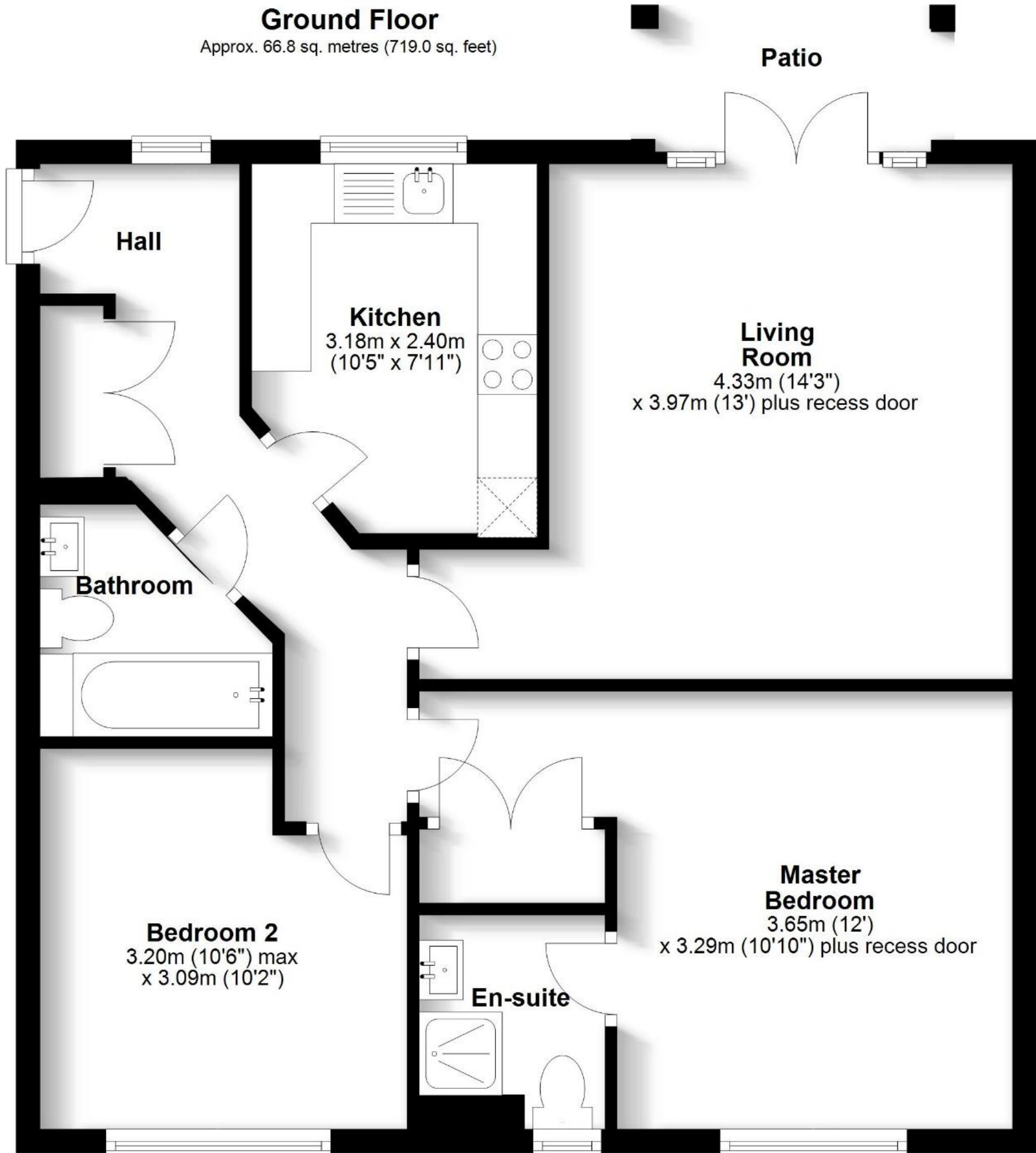
This property is leasehold with a 125 year lease from 01/01/2004. The current ground rent is £150pa, rising to £300 in 2029. There is a maintenance charge of approximately £130 per month plus building insurance contribution of approx £550 per year. Please note that this property is currently let at £1100 per month, the tenancy ends in February 2025, the tenant would like to leave sooner, they will need to have vacated before contracts can be exchanged. We are using library photos for marketing.

## Directions

<https://what3words.com/dare.split.suffice>

## Ground Floor

Approx. 66.8 sq. metres (719.0 sq. feet)



Total area: approx. 66.8 sq. metres (719.0 sq. feet)

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