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## 14 Candlemas Place, Westwood Road, Southampton, Hampshire, SO17 1NT 2 bedrooms £230,000 Share of Freehold

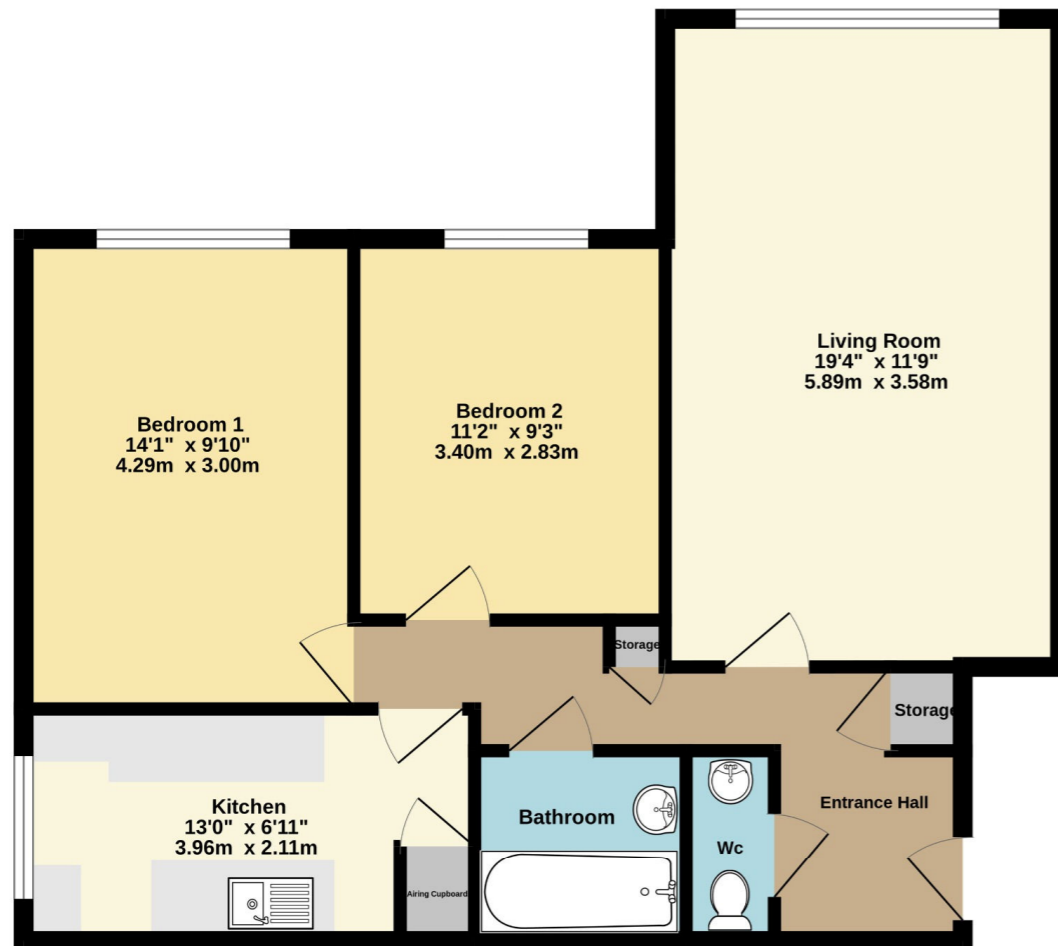
### DESCRIPTION

Situated on the third floor of the building is this spacious south facing two double bedroom flat within Candlemas Place. The property features a number of benefits compared to others which include share of freehold title, garage within a block, lift within the building and residential parking within the development. The property undergone extensive redecoration works by the current vendors and have made this a home for any new owner to enjoy for many years to come. The accommodation comprises of a welcoming entrance hallway, South facing open plan living room, separate kitchen, two double bedrooms, two piece bathroom suite and separate w/c. The property also benefits from double glazed windows throughout, electric heating, a South facing communal garden to the rear of the development and a residue of a 999 year lease. An internal viewing is highly recommended to appreciate the accommodation on offer.

### LOCATION

Candlemas Place is located within the highly regarded Westwood Road in Southampton, benefiting from easy access into the north of Southampton City Centre, notably Bedford Place with its bars, restaurants and local businesses. Southampton Common with its 326 acres of open parkland is located at the end of Westwood Road. Portswood High Street is to the east and provides a comprehensive range of shopping facilities, notably Waitrose and Sainsburys Superstores. Southampton's mainline rail station is close at hand as is road access north via The Avenue, accessing the M3 and M27 motorways.

Third Floor



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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**ENTRANCE HALL:**

Laminate flooring. Telephone intercom. Doors to all rooms. Two storage cupboards.

**SEPARATE W.C:**

Tiled flooring. Low level W.C and basin. Extractor fan.

**LIVING ROOM 19' 4" (5.89m) x 11' 9" (3.58m):**

Laminate flooring. Double-glazed window to rear aspect. Electric radiator.

**KITCHEN 13' (3.96m) x 6' 11" (2.11m):**

Laminate flooring. Range of matching wall and base units with wooden counter top. Inset stainless steel sink with drainer. Integrated dishwasher. Space for cooker, washing machine and fridge-freezer. Cupboard housing newly fitted hot water tank. Double-glazed window to side aspect. Electric radiator.

**BEDROOM ONE 14' 1" (4.29m) x 9' 10" (3.00m):**

Laminate flooring. Double-glazed window to rear aspect. Electric radiator.

**BEDROOM TWO 11' 2" (3.40m) x 9' 3" (2.82m):**

Laminate flooring. Double-glazed window to rear aspect. Electric radiator.

**BATHROOM:**

Tiled flooring. Partially tiled walls. Panel enclosed bath with shower head attachment. Wash basin. Extractor fan. Heated towel rail.

**OUTSIDE:**

South facing communal gardens to the rear of the property. Garage within a block.

**TENURE:**

Share of Freehold. 999 Years from the 18th March 1973 (948 Years Remaining)  
Service Charge: £1,636.00 Per Annum  
Ground Rent: £0

**COUNCIL TAX:**

**Southampton City Council**  
BAND: B  
CHARGE: £1,677.66  
YEAR: 2024/25

**REFERENCE**

S8518/MK/031024/D1

**SERVICES**

Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons

**VIEWING**

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

**DIRECTIONS**

From our Offices in London Road proceed in a northerly direction along The Avenue, take a right hand turning into Westwood Road where the Candlemas Place can be found on the right hand side.