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8 Avenue Court, 2 Westwood Road, Southampton, Hampshire, SO17 1TX 2 bedrooms £230,000 Share of Freehold

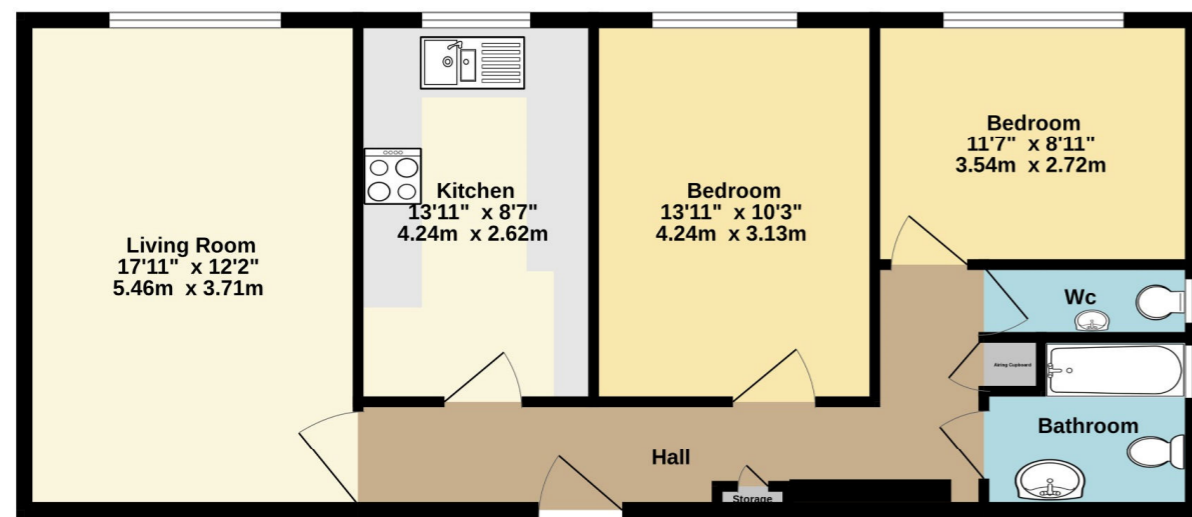
DESCRIPTION

Situated on the third floor of the building is this spacious two double bedroom flat within Avenue Court. The property features a number of benefits compared to others which include garage within a block, lift within the building and residential parking within the development. The accommodation comprises a living room, separate kitchen, two double bedrooms, family bathroom and separate W.C. The property also benefits from double glazed windows throughout, electric heating and communal gardens. An internal viewing is highly recommended to appreciate the accommodation on offer.

LOCATION

Avenue Court 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.

Second 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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8 Avenue Court, 2 Westwood Road, Southampton, Hampshire, SO17 1TX

ENTRANCE HALL:

Carpeted. Telephone intercom. Doors to all rooms. Storage cupboard. Cupboard housing hot water tank.

LIVING ROOM 17' 11" (5.46m) x 12' 2" (3.71m):

Carpeted. Double-glazed window to side aspect. Electric heater.

KITCHEN 13' 11" (4.24m) x 8' 7" (2.62m):

Laminate flooring. Matching wall and base units with under counter LED lights. Inset stainless steel sink. Integrated dishwasher, microwave, electric fan oven and induction hob with extractor hood. Space for fridge, freezer, washing machine and tumble dryer. Double-glazed window to side aspect.

BEDROOM ONE 13' 11" (4.24m) x 10' 3" (3.12m):

Carpeted. Double-glazed window to side aspect. Electric heater.

BEDROOM TWO 11' 7" (3.53m) x 8' 11" (2.72m):

Carpeted. Double-glazed window to side aspect. Electric heater.

W.C:

Laminate flooring. Low level W.C and wash basin. Obscure double-glazed window to front aspect.

BATHROOM:

Laminate flooring. Tiled walls. Panel enclosed bath with electric shower. Low level W.C and wash basin. Obscure double-glazed window to front aspect. Heated towel rail.

OUTSIDE:

Communal gardens. Residents Parking. Garage within a block.

TENURE:

Leasehold. 954 Years Remaining
Service Charge: £1,800 Per Annum
Ground Rent: £1 Per Annum

COUNCIL TAX:

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

REFERENCE

S8528/BP/171024/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 Avenue Court can be found on the right hand side.