



Flat 14 Arena, Botley Road, West End, SO30 3HG

£450,000

WHITE & GUARD

# Flat 14 Arena, Botley Road

Southampton

## INTRODUCTION

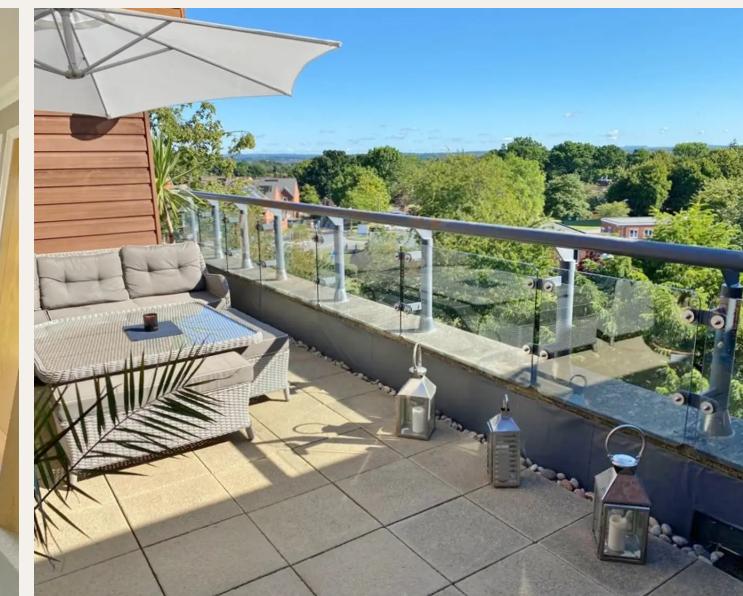
Offered with no forward chain, this wonderful, Duplex penthouse apartment offers approx. 1848sqft of internal accommodation, with the impressive top floor comprising a large, triple aspect living/dining area and a modern kitchen, both with access to private, wrap around balconies, enjoying 360 degree views across the Itchen Valley. The lower floor consists of three, good size double bedrooms, with the master benefitting from a balcony and en-suite, a family bathroom and an additional en-suite to bedroom two.

Outside there is a well-maintained communal garden to the rear, communal bike store and two side-by-side allocated parking spaces. Additional benefits include lift access to the lower floor, energy efficient gas underfloor heating throughout, and a gas boiler.

## LOCATION

The property is conveniently situated adjacent to David Lloyd Gym, only 500 yards from the Ageas Bowl and Boundary Lakes Golf Course, as well as being close to local shops and amenities, including major retailers and easy access to the M27 and M3.

- 1848 SQFT OF ACCOMMODATION
- TENURE - LEASEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND E





## INSIDE

The front door opens into the expansive reception hall which has stairs leading to the upper floor, a large storage cupboard and access to all bedrooms and the bathroom. The master bedroom has windows to the front and side, fitted wardrobes and a door leading onto the balcony. The modern en-suite comprises a double width shower cubicle, wash hand basin, WC and a window to the front. The second bedroom has two windows to the side, as well as a built-in wardrobe and storage cupboard. A door leads through to the modern en-suite which has a window to the side, a double width shower cubicle, wash hand basin and WC. Bedroom three, which is also a good size double room, has a fitted wardrobe and a window to the front aspect, whilst the family bathroom comprises a panel enclosed bath, wash hand basin and WC.

On the top floor there is an impressive, 29ft, open plan living/dining area with windows to the front and rear, as well as a door to the side, with full-length windows, opening onto the balcony which wraps around to the front of the property, enjoying far-reaching views across the Itchen Valley. An opening to the side of the living area leads through to the kitchen which has been fitted with a modern range of wall and base units with integrated appliances including a Range style cooker with extractor over, fridge, freezer, dishwasher and washing machine. There is a window to the side aspect and a door leading onto the large terrace which wraps around to the rear enjoying a southerly aspect overlooking the communal garden, as well as extending around to the front side, where there is ample space for outdoor entertaining.

## OUTSIDE

To the front of the property there are two, side-by-side allocated parking spaces in the resident's car park and a lawned communal garden which runs along the side. To the rear there is a communal bike store providing extra storage, and well-maintained communal gardens.

## ADDITIONAL INFORMATION

The vendor has informed us the property is leasehold with 107 years remaining. There is ground rent of £300 per annum and service charge of approx. £2800 per annum, which is reviewed annually.

## SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

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### Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



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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