

KINGS
ESTATES

GUIDE PRICE
£165,000

Cranberry Terrace, Southampton, SO14 0LH **Leasehold**



Welcome to Cranberry Terrace

MAIN DESCRIPTION

Kings Estates are pleased to present this spacious two bedroom first floor apartment located within Cranberry Terrace, Southampton.

The property is accessed via a solid entrance door leading into a welcoming hallway, which benefits from two separate storage cupboards providing excellent practicality and additional space.

The bathroom is fitted with a panel enclosed bath with overhead shower, wash hand basin, low level WC, and shaver point. The room is well arranged and functional for everyday use.

Bedroom One is a generous double room with double glazed window to the front aspect and built in wardrobes offering ample storage.

Bedroom Two also benefits from a double glazed window to the front aspect and provides flexibility for use as a second bedroom, home office, or guest room.

The property's principal living space is a spacious open plan lounge and kitchen area, creating a modern and sociable layout. The lounge area benefits from two double glazed windows allowing natural light to fill the room.

The kitchen area comprises a range of wall and base units, stainless steel sink with drainer, electric hob with extractor hood above, and space for washing machine and fridge freezer. The layout flows naturally into the lounge, providing a comfortable and practical living arrangement.

Externally, the property benefits from permit parking and access to communal garden areas. Utilities include mains electricity, mains water, mains drainage, electric storage heating, and fibre to the premises broadband availability.

ACCOMMODATION

Entrance Hall
Solid entrance door, two storage cupboards.

Bathroom
Panel enclosed bath with overhead shower, wash hand basin, low level WC, shaver point.

Bedroom One
Double glazed window to front aspect, built in wardrobes.

Bedroom Two
Double glazed window to front aspect.

Lounge
Two double glazed windows to front aspect, open plan layout to kitchen.

Kitchen
Open plan to lounge, fitted wall and base units, electric hob, extractor hood, stainless steel sink with drainer, space for washing machine and fridge freezer.

TENURE DETAILS

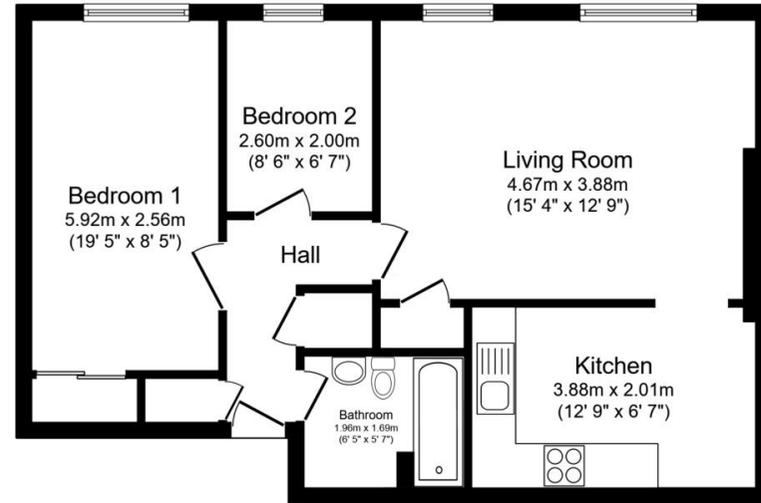
Tenure: Leasehold
Council Tax Band: B
Local Authority: Southampton City Council
Service Charge: To be confirmed

EPC Rating: **73C**
Council Tax Band: **B**





Floorplan



Floor Plan
Floor area 59.4 sq.m. (639 sq.ft.)

Total floor area: 59.4 sq.m. (639 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Features

- TWO BEDROOM FIRST FLOOR FLAT
- OPEN PLAN LOUNGE AND KITCHEN
- PERMIT PARKING
- COMMUNAL GARDEN
- ELECTRIC HEATING
- FIBRE TO THE PREMISES BROADBAND
- CENTRAL SOUTHAMPTON LOCATION
- IDEAL FIRST TIME BUY OR INVESTMENT
- NO FORWARD CHAIN
-

Kings Estates

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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