

**KINGS**  
ESTATES

GUIDE PRICE  
**£200,000**

Westwood Road., Southampton, SO17 1DX **Commonhold**



*Welcome to*

# Westwood Road.

## MAIN DESCRIPTION

Kings Estates are delighted to present this well proportioned ground floor apartment located within Elm Court on Westwood Road.

The property benefits from level access, making it particularly suitable for buyers seeking ground floor accommodation without internal steps.

The entrance hall is accessed via a solid front door and provides access to all principal rooms.

The lounge is a bright and well sized reception room featuring double glazed window and door to the front aspect, radiators, and television and telephone points.

The room provides ample space for both seating and dining arrangements.

The kitchen is fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, electric hob with oven, space and plumbing for washing machine, and housing for the central heating boiler. A double glazed window to the rear aspect allows natural light into the room.

Bedroom One is a spacious double room with double glazed window to the front aspect, radiator, and built in wardrobes providing excellent storage.

Bedroom Two also benefits from a double glazed window to the rear aspect, radiator, and built in wardrobes, offering flexibility as a second bedroom, guest room, or home office.

The property further benefits from a separate WC with wash hand basin and double glazed window to the rear aspect, as well as a separate shower room fitted with shower cubicle, wash hand basin, and double glazed window.

Externally, the property enjoys communal garden areas to

the front and rear. A private garage with up and over door is included, along with an additional off road parking space.

Utilities include mains gas central heating, mains electricity, mains water, mains drainage, and fibre to the premises broadband.

## ACCOMMODATION

### Entrance Hall

Solid entrance door, access to all rooms.

### Lounge

Double glazed window and door to front aspect, radiators, television point, telephone point.

### Kitchen

Double glazed window to rear aspect, fitted wall and base units, electric hob, oven, stainless steel sink with drainer, space and plumbing for washing machine, central heating boiler.

### Bedroom One

Double glazed window to front aspect, radiator, built in wardrobes.

### Bedroom Two

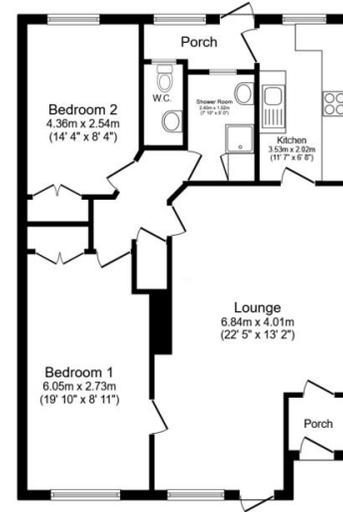
Double glazed window to rear aspect, radiator, built in wardrobes.

EPC Rating: **77C**  
Council Tax Band: **B**





## Floorplan



Floor Plan

Floor area 74.9 sq.m. (806 sq.ft.)

Total floor area: 74.9 sq.m. (806 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](http://www.Propertybox.io)

## Property Features

- IDEAL FIRST TIME BUY OR INVESTMENT
- POPULAR PORTSWOOD LOCATION
- LEVEL ACCESS
- FIBRE TO THE PREMISES BROADBAND
- GAS CENTRAL HEATING
- ADDITIONAL OFF ROAD PARKING SPACE
- GARAGE WITH UP AND OVER DOOR
- SEPARATE WC AND SHOWER ROOM
- TWO BEDROOMS WITH BUILT IN WARDROBES
- GROUND FLOOR APARTMENT

## 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 and 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		
69-80	C	77 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Energy efficiency chart

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