

KINGS
ESTATES

GUIDE PRICE
£120,000

Woodside Road, Southampton, SO17 2GR **Leasehold**



Welcome to

Woodside Road

MAIN DESCRIPTION

Kings Estates are pleased to present this spacious one bedroom flat located on Woodside Road in the heart of Portswood. The property is positioned within a well established development dating from the 1950s to 1970s and benefits from excellent access to Southampton University, Portswood High Street, and major transport links.

The property comprises a bright lounge with double glazed window to the front aspect and electric fireplace, creating a comfortable and practical living space. The layout offers open access into the kitchen area, providing a functional arrangement suitable for modern living. The kitchen is fitted with a range of wall and base units with work surfaces over, stainless steel sink with drainer, electric hob and oven with extractor hood above, and space for washing machine and fridge freezer. The kitchen benefits from a double glazed window allowing natural light into the room.

The bedroom is a generous double room with double glazed window, electric radiator, and built in wardrobes offering excellent storage.

The bathroom comprises a panel enclosed bath with shower attachment, wash hand basin, and low level WC. A double glazed window provides natural ventilation and light.

Externally, the property benefits from communal gardens and on street parking. The flat further benefits from mains electricity, mains water, mains drainage, electric storage heating, and fibre to the premises broadband connectivity.

Upon completion of sale, the seller will extend the existing lease by 90 years, significantly enhancing long

term value and mortgageability. This is an important consideration for buyers given the current lease term of 43 years remaining.

ACCOMMODATION

Lounge

Double glazed window to front aspect, electric fireplace, electric storage heater, open plan access to kitchen.

Kitchen

Double glazed window, fitted wall and base units, electric hob and oven, extractor hood, stainless steel sink with drainer, space for washing machine and fridge freezer.

Bedroom

Double glazed window, electric radiator, built in wardrobes.

Bathroom

Panel enclosed bath with shower, wash hand basin, low level WC, double glazed window.

TENURE AND INVESTMENT DETAILS

Tenure: Leasehold

Current Lease Remaining: 43 Years

Lease Extension: 90 Years to be added upon completion

Service Charge: £2,099 per annum

Ground Rent: £22 per annum

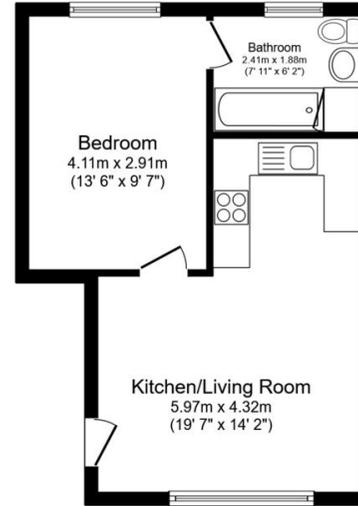
Council Tax Band: A

EPC Rating: 39E
Council Tax Band: A





Floorplan



Floor Plan
Floor area 37.8 sq.m. (406 sq.ft.)

Total floor area: 37.8 sq.m. (406 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

- LEASE WILL BE EXTENDED BY 90 YEARS UPON COMPLETION
- INVESTMENT OPPORTUNITY
- POTENTIAL 9.5 PERCENT YIELD
- SPACIOUS ONE BEDROOM FLAT
- ELECTRIC STORAGE HEATING
- FIBRE TO THE PREMISES BROADBAND
- COMMUNAL GARDENS
- PRIME PORTSWOOD LOCATION
- WALKING DISTANCE TO SOUTHAMPTON UNIVERSITY
- NO FORWARD CHAIN

Kings Estates

253 Portswood Road, Southampton, Hampshire, SO17 2NG

www.kingsestates.net

E. southampton@kingsestates.net

T. 02380 553355

W. www.kingsestates.net

Zoopa.co.uk

rightmove



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		
55-68	D		
39-54	E	39 E	46 E
21-38	F		
1-20	G		

Energy efficiency chart

GUIDE PRICE

£120,000

02380 553355

KINGS
ESTATES