



56 Mescott Meadows, Hedge End, SO30 2JU

£197,000

WHITE & GUARD

# 56 Mescott Meadows

Hedge End, Southampton

## INTRODUCTION

This very well-presented, two bedroom, ground floor apartment comprises a well-proportioned lounge/diner, modern fitted kitchen, two bedrooms, with an en-suite shower room to the master, and a modern bathroom. Additional benefits include allocated parking for one car and communal visitors parking.

## LOCATION

The property is situated in Hedge End and benefits from being close to local shops, schools and amenities, including Hedge End's train station, village centre and retail park, as well as the M27 motorway links.

## DIRECTIONS

Upon entering Mescott Meadows from White's Way, follow the road round to the left and then turn immediately right, where the property can be found a short way along on the right hand side.

- TENURE - LEASEHOLD
- EPC GRADE C
- EASTLEIGH BOROUGH COUNCIL BAND B





## INSIDE

The entrance hall has a built-in cupboard and doors through to the lounge/diner, both bedrooms and the bathroom. The spacious lounge/diner has windows to the front and rear and is open plan to the kitchen, which has been fitted with a modern range of wall and base units. There is a window to the front, a built-in oven with gas hob and extractor over, as well as integrated appliances including a fridge/freezer, dishwasher and washing machine.

The master bedroom has a window to the rear, fitted wardrobes and a modern en-suite comprising a wash hand basin, corner shower cubicle, WC and a window to the rear.

Bedroom two also has a built-in wardrobe and a window to the front, whilst the modern bathroom has a panel enclosed bath, wash hand basin, WC, heated towel rail and a window to the rear.

## OUTSIDE

To the rear there is an allocated parking space, as well as communal visitors' spaces.

## ADDITIONAL INFORMATION

**Leasehold:** 983 years remaining.

**Ground rent:** £150 per annum.

**Service charge:** £1968 per annum, due for its yearly review in September 2024.



## BROADBAND

Superfast Fibre Broadband is available with download speeds of 60-80 Mbps and upload speeds of 19-20 Mbps. Information has been provided by the Openreach website.

## SERVICES

Gas, water, electricity and private 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.



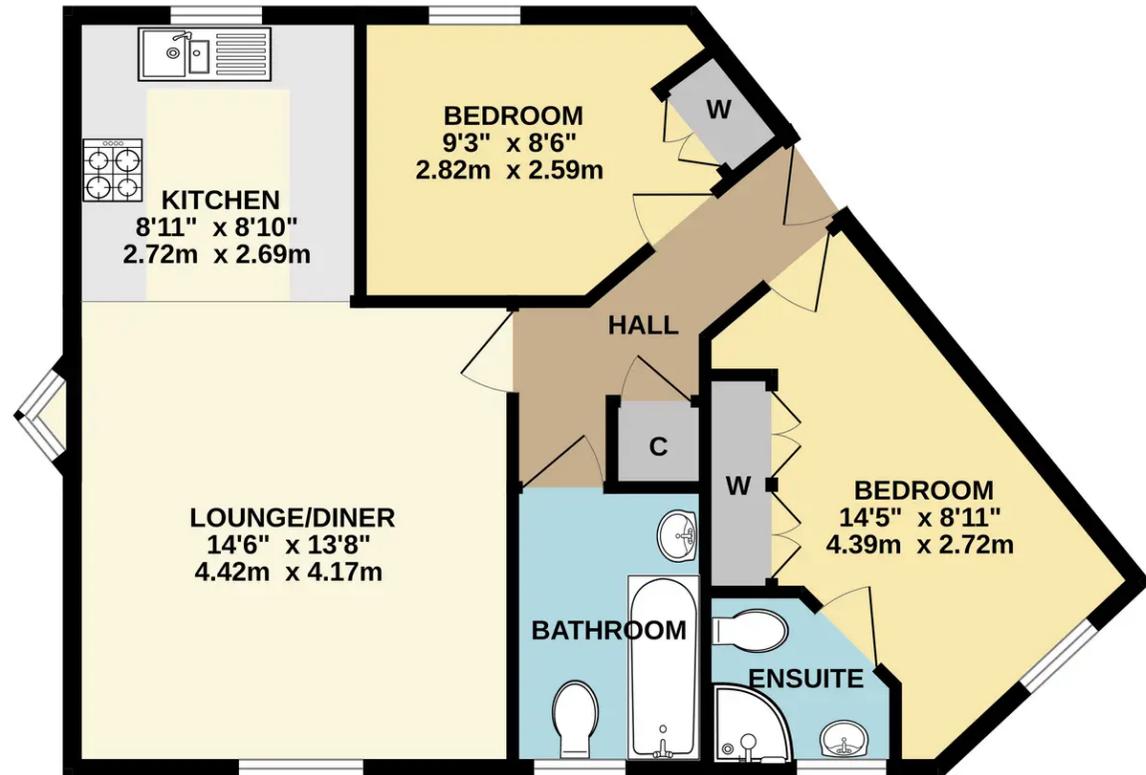
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## GROUND FLOOR



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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