




Bitterne
023 8042 2600



Flat 6, 41 Cobden Avenue, Bitterne Park, Southampton, SO18 1FU

£125,000 Share of Freehold

Draft Details Awaiting Vendor Approval

Welcome to Cobden Avenue! This neat, first floor flat is positioned in the sought-after location of Bitterne Park. It benefits from the remainder of a 999-year lease, peppercorn ground rent and the maintenance charges are only £60 per month - it also benefits from a share of freehold. The communal hall leads you to the first floor where you are welcomed by the entrance hall to the flat. The open-plan kitchen/living space is at the front of the property and boasts a large bay window, flooding the room with natural light. The kitchen has been finished with modern, high-gloss cabinetry. The bedroom is neutral and positioned to the rear, giving a quiet place to unwind. There is a three-piece bathroom too! Outside, there is parking and a communal garden. We are pleased to offer this property with NO FORWARD CHAIN!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Approach

Car parking to front.

Communal Entrance

Stairs leading to:

Entrance Hall:

Textured ceiling, door to:

Open Plan Living Area

13' 8" (4.17m) reducing to 10'10" (3.30m) x 12' (3.66m)::
Textured and coved ceiling, double glazed bay window to front, a range of wall, base and drawer units with work surface over, sink and drainer inset, built-in oven and hob with extractor over, space for fridge, electric radiator.

Bedroom One

8' 5" (2.57m) x 9' 1" (2.77m)::
Textured ceiling, double glazed window to side, electric radiator.

Bathroom :

Textured ceiling, double glazed window to side, panel enclosed bath with mains fed shower over, wash hand basin, WC and towel rail, storage cupboard.

Communal Garden

Lawned garden to rear of property.

We are advised by the vendor the lease details are as follows:

Share of freehold
Lease length: Part of a 999 year lease
Ground rent: Peppercorn
Service Charge: £60 per month

Services

Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

Council Tax Band

Band A

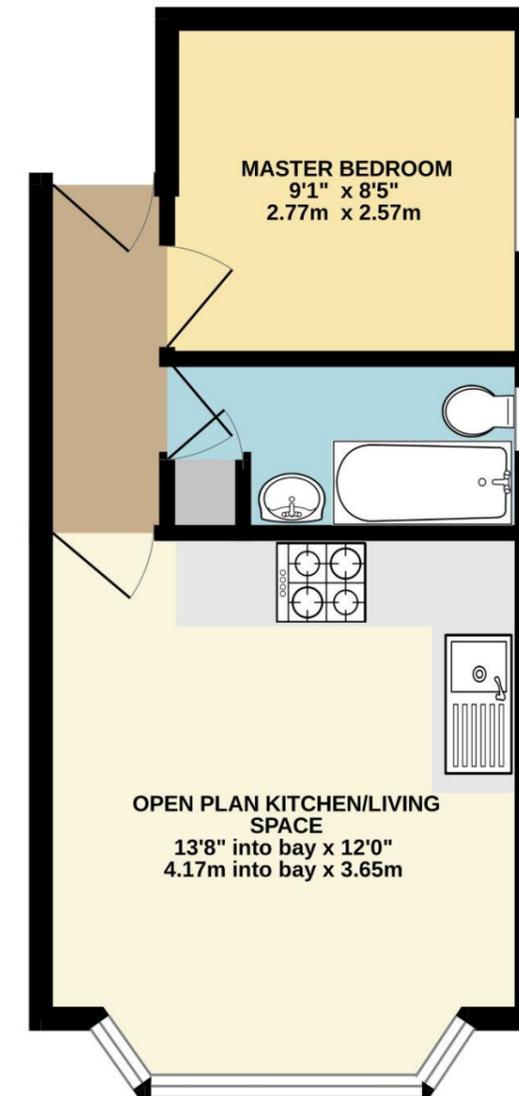
Sellers Position

No Forward Chain

Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

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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Bitterne

249 Peartree Avenue
Bitterne
SO19 7RD

023 8042 2600

Shirley

391 Shirley Road
Shirley
SO15 3JD

023 8078 0787

Woolston

24 Portsmouth Road
Woolston
SO19 9AB

023 8039 3255

Auction Department

62 High Street
West End
SO30 3DT

023 8047 4274

Lettings & Block Management

2-4 New Road
Southampton
SO14 0AA

023 8071 0402

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We can offer mortgage advice

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