



**The Gatehouse, Cobbett Road, Southampton SO18 1HJ**

**welcome to**

## **The Gatehouse Cobbett Road, Southampton**

\* ONE BEDROOM APARTMENT \* COMMUNAL SWIMMING POOL FOR RESIDENTS ONLY \* MODERN FITTED KITCHEN \* GARAGE EN BLOC \* DESIRABLE LOCATION \* CLOSE TO LOCAL AMENITIES \* GREAT ACCESS TO CITY CENTRE \*

### **Entrance Porch**

Communal intercom system, stairs leading to property.

### **Entrance Hall**

Access to all rooms, storage cupboard, laminate flooring.

### **Lounge**

13' 5" x 13' ( 4.09m x 3.96m )

Laminate flooring, gas radiator, double glazed window to the rear aspect.

### **Kitchen**

7' 11" x 6' ( 2.41m x 1.83m )

Wall and base cupboard units, electric oven, electric hob, under counter space for white goods, space for freestanding fridge/freezer, stainless steel sink and drainer, partially tiled walls.

### **Bedroom One**

13' x 9' 4" ( 3.96m x 2.84m )

Double glazed window to the front aspect, laminate flooring, gas radiator, built in storage.

### **Bathroom**

Bath, low level w/c, wash hand basin, partially tiled walls, loft hatch.

### **Loft Space**

Access from the bathroom, pull-out ladder, boarded, sky light, storage space.

### **Communal Grounds**

Communal grounds which offers communal swimming pool for residents only.

### **Garage En Bloc**

Electrics.





**Fox & Sons are delighted to bring to the market this modern one bedroom flat.**

**Inside, the apartment boasts a spacious lounge with ample space for a dining table and chairs. There is a modern fitted kitchen, bathroom and one well-appointed double bedroom.**

**Outside, there is a communal swimming pool, for use by residents only, and a garage en bloc.**

**The Gatehouse is located in the desirable area of Bitterne Park, with local amenities, schools and parks nearby. There is great access to the city centre, ideal for those needing to commute.**



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## The Gatehouse Cobbett Road, Southampton

- One Bedroom Apartment
- Communal Swimming Pool for Residents
- Modern Fitted Kitchen
- Garage en Bloc
- Desirable Location

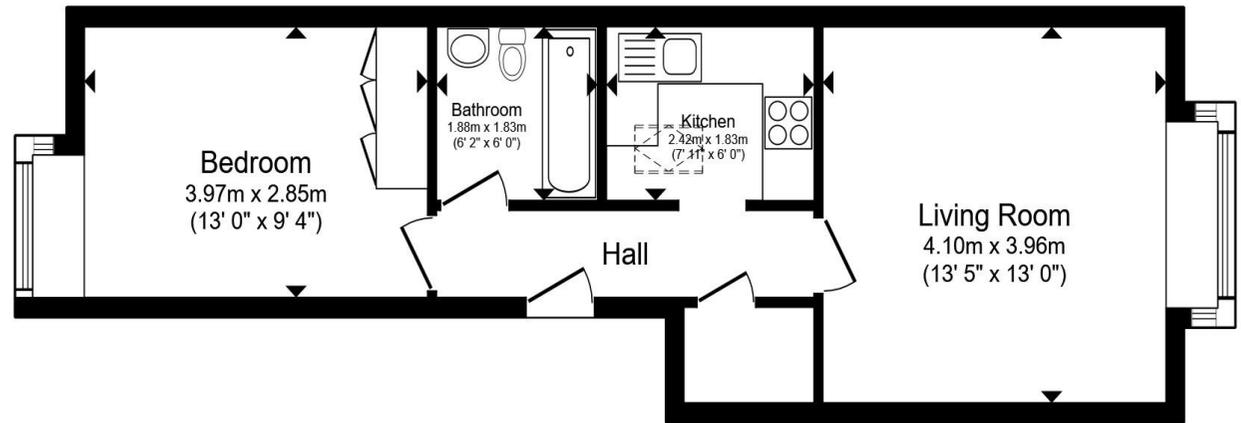
Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1644.00

Ground Rent: 40.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 30 Nov 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £140,000



Floor Plan

Total floor area 44.2 m<sup>2</sup> (476 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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)



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Property Ref:  
BIT113106 - 0002

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023 8044 6724



Bitterne@fox-and-sons.co.uk



390c Bitterne Road, Bitterne, SOUTHAMPTON,  
Hampshire, SO18 5RS



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