




Bitterne
023 8042 2600



**57 Neva Road, Midanbury, Southampton,
Hampshire, SO18 4FH**

£150,000 Leasehold

Draft Details Awaiting Vendor Approval

Welcome to Neva Road! This spacious, two double bedroom flat which is located in Midanbury, close to shops would be ideal for first time buyers. The property consists of a 13ft lounge/diner with a large window flooding the room with natural light, a modern fitted high gloss kitchen with views over the communal garden, two double bedrooms, a utility room with space for appliances and a three piece suite shower room. The property also boasts ample storage, a communal garden and gas central heating. Call us now to book your viewing!

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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Entrance Hall

Textured ceiling, two storage cupboards, loft hatch, radiator, door to:

Kitchen

8' 10" (2.69m) x 8' (2.44m):

Textured ceiling, double glazed window to rear, range of wall, base and drawer units with work surface over, sink and drainer inset, built in oven and hob, space for fridge/freezer.

Lounge/Diner

13' 10" (4.22m) x 11' 10" (3.61m):

Smooth ceiling, double glazed window to front, radiator.

Utility Room

5' 9" (1.75m) x 4' 11" (1.50m):

Textured ceiling, double glazed window to rear, space for washing machine and dishwasher.

Master Bedroom

11' 10" (3.61m) max x 11' 10" (3.61m) max:

Textured ceiling, double glazed window to front, radiator, cupboard housing combination boiler, radiator.

Bedroom Two

9' 2" (2.79m) x 11' 9" (3.58m):

Textured ceiling, double glazed window to rear, radiator.

Shower Room

Textured ceiling, double glazed obscured window to rear, walk in shower with mains fed shower over, WC, wash hand basin, ladder towel rail.

Communal Garden

Mainly laid to lawn. Storage cupboard.

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

125 years from 1 January 1989

Maint/service/ground rent charge - £54.37 per month

Services

Mains water, electricity, gas 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

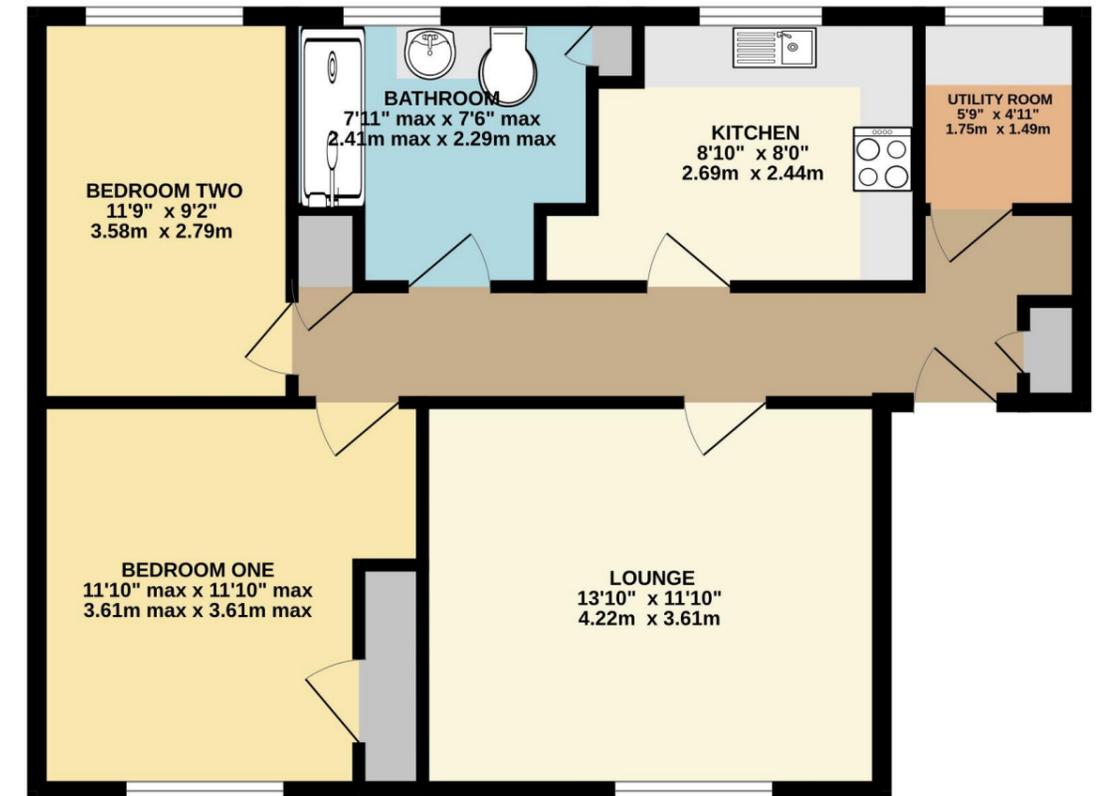
Sellers Position

Buying On

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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Shirley
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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

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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