



Flat 2, Cunningham House Claylands Road, Bishops Waltham - SO32 1DE
£65,000

WHITE & GUARD

Flat 2

Cunningham House Claylands Road, Southampton

INTRODUCTION

Flat 2, Cunningham House presents a fantastic opportunity to acquire a well-positioned ground floor studio apartment, ideal for those seeking simplicity, convenience, and independence. Benefitting from its own private entrance and offered with no forward chain, this modern and low-maintenance home is perfectly suited to both first-time buyers, downsizers, and savvy investors alike.

LOCATION

Located within easy reach of the centre of Bishops Waltham, residents can enjoy a vibrant selection of local amenities including independent shops, cafés, and everyday essentials. The charming high street atmosphere is complemented by excellent transport links to nearby hubs such as Southampton and Winchester, making this an exceptionally convenient and desirable setting.

- WINCHESTER COUNCIL BAND B
- LEASEHOLD
- EPC RATING D
- GROUND FLOOR STUDIO APARTMENT
- NO FORWARD CHAIN
- OWN PRIVATE ENTRANCE
- CLOSE TO LOCAL SHOPS AND AMENITIES





INSIDE

The apartment offers a well-designed, open-plan living space that maximizes both light and functionality. The modern interior creates a fresh and inviting feel, with ample room for living, sleeping, and dining areas to coexist comfortably. The kitchen is fitted with contemporary units, while the bathroom is finished in a clean, modern style. This versatile layout is perfectly suited for those seeking a lock-up-and-leave lifestyle, whether as a personal residence or a strong rental investment.

OUTSIDE

Positioned just moments from local shops and amenities, the property enjoys the benefit of immediate access to everything Bishops Waltham has to offer. With its own private entrance and ground floor convenience, this home provides easy, practical living in a highly accessible location.

SERVICES

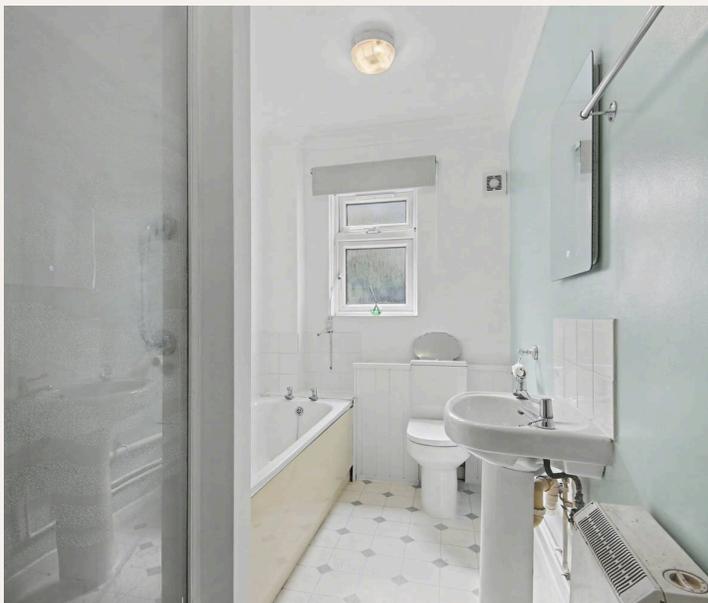
Electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Broadband: GFast Broadband 232-330 Mbps download speed 21 -50Mbps upload speed

Length of Lease 114 years remaining

Service Charge - £2832 Per Year

Ground Rent - £400 Per Year



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ANTI-MONEY LAUNDERING REGULATIONS

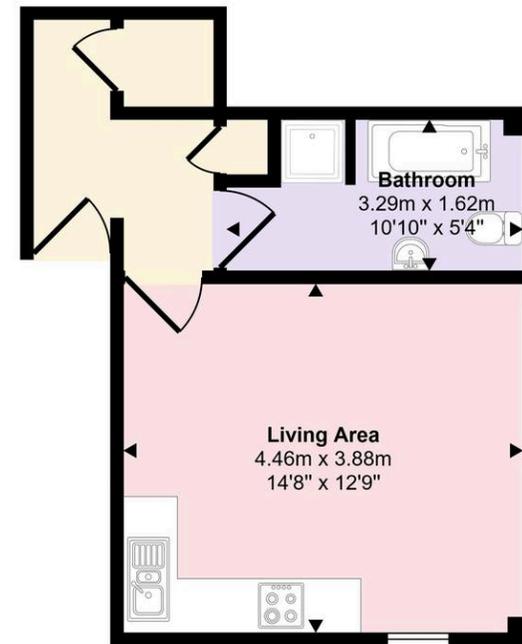
Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

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.

Approx Gross Internal Area
29 sq m / 312 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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