



66, Marshall Court, Marshall Square, Southampton, SO15 2PG

£250,000

Comfortable Home or a Buy to Let Investment - A luxury 2 bedroom ground floor apartment in a pleasant courtyard setting yet within walking distance of The Avenue, City Centre, Bedford Place and the University. A very well proportioned home, light & comfortable, with 2 bedrooms, the master enjoys an en suite, further full bathroom, built in appliances to the kitchen and a fine 16'9 x 13'11 Living Room with french doors. A modern, well presented low maintenance home with gas central heating and double glazing, and enjoying an allocated parking space. INTERNAL VIEWING HIGHLY RECOMMENDED.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is on the ground floor and is entered via a six panelled white gloss timber door with a brass spyhole and furniture.

ENTRANCE HALL

The private entrance hall has a smooth plastered ceiling, two ceiling light points, coving, wood effect floor covering, double panelled radiator, provision of provision of power points, alarm panel. All internal doors are of a six panelled design. A door opens to a large utility cupboard with power, electric consumer unit and plumbing for an automatic washing machine. A second cupboard opens and houses a Power Max boiler with slatted linen shelving over.

LOUNGE / DINING ROOM 17'7" narrowing to 13'10" x 16'8" (5.36 narrowing to 4.24 x 5.10)

A fine living room with a smooth plastered ceiling, two ceiling light points, coving, upvc double glazed window to the front aspect, upvc patio opening doors to the front aspect, provision of power points, television point. Double panelled radiator. The room centres on an electric fire with an 'Adam' style surround and mantle over.



KITCHEN 8'11" x 7'9" (2.72 x 2.38)

Recently refitted with a range of white gloss fronted cabinets, heat resistant worksurface with an inset 'Beko' four burner gas hob and an extractor hood over, and matching fan assisted oven. Low level cupboard and drawer base units and matching wall mounted cupboards, integrated fridge / freezer. integrated wine cooler and a full sized 'Beko' dishwasher. Glass and chrome stainless steel sink unit with drainer and a mono bloc mixer tap over.



Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, continuation of the flooring from the entrance hallway. Brickwork effect ceramic glazed wall tiles.

MASTER BEDROOM 12'11" x 10'11" (3.94 x 3.34)

From the hall a six panelled white gloss door opens to the master bedroom via a dressing area of two wardrobes with hanging rails and shelves. Smooth plastered ceiling, two ceiling light points, coving, double panelled radiator, provision of power points, television point. Natural light is provided by a upvc double glazed patio doors to the front aspect. A door gives access to an ensuite facility.



EN SUITE SHOWER ROOM 6'11" x 4'10" (2.13 x 1.49)

A superb, brand new en suite shower room comprising a wash hand basin and wc set within a vanity unit and a matching wall mounted cupboard over, double shower enclosure with glass sliding door and chrome thermostatic shower. Smooth plastered ceiling, ceiling light point, extractor fan, ceramic glazed tiled floor and complementary tiled walls, chrome heated towel rail.



BEDROOM 2 12'4" x 8'3" (3.77 x 2.54)

Smooth plastered ceiling, ceiling light point, upvc double glazed window to the side aspect, double panelled radiator, provision of power points, television and telephone point. Laminate floor covering. The room benefits from a built in double wardrobe providing a good degree of hanging rail and shelving over.

FAMILY BATHROOM 6'8" x 6'2" (2.05 x 1.89)

Fitted with a three piece white suite comprising pedestal wash hand basin, low level wc, panelled bath with glass shower screen over, mono bloc mixer tap with shower attachment and a pedestal wash hand basin. Smooth plastered ceiling, extractor fan, ceramic glazed tiled flooring, double panelled radiator, electric shavers point.



EXTERNALLY

One parking space is allocated to the apartment (number 66) and this can be seen from the kitchen of the apartment.

Very well kept grounds and communal areas surround the block.



TENURE & OUTGOINGS

We understand that the property is leasehold with a 999 year lease from 2001.

The ground rent is currently £250 per annum and a maintenance charge of £102.00 per month.

However, these details of tenure are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

AGENTS NOTE

Under the terms of the 1979 Estate Agents Act, we are obliged to declare that the vendor of this property is a 'connected person' as defined by this Act.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	