



Daneway House, Westridge Road, Portswood, Southampton, Hampshire, SO17 2AH



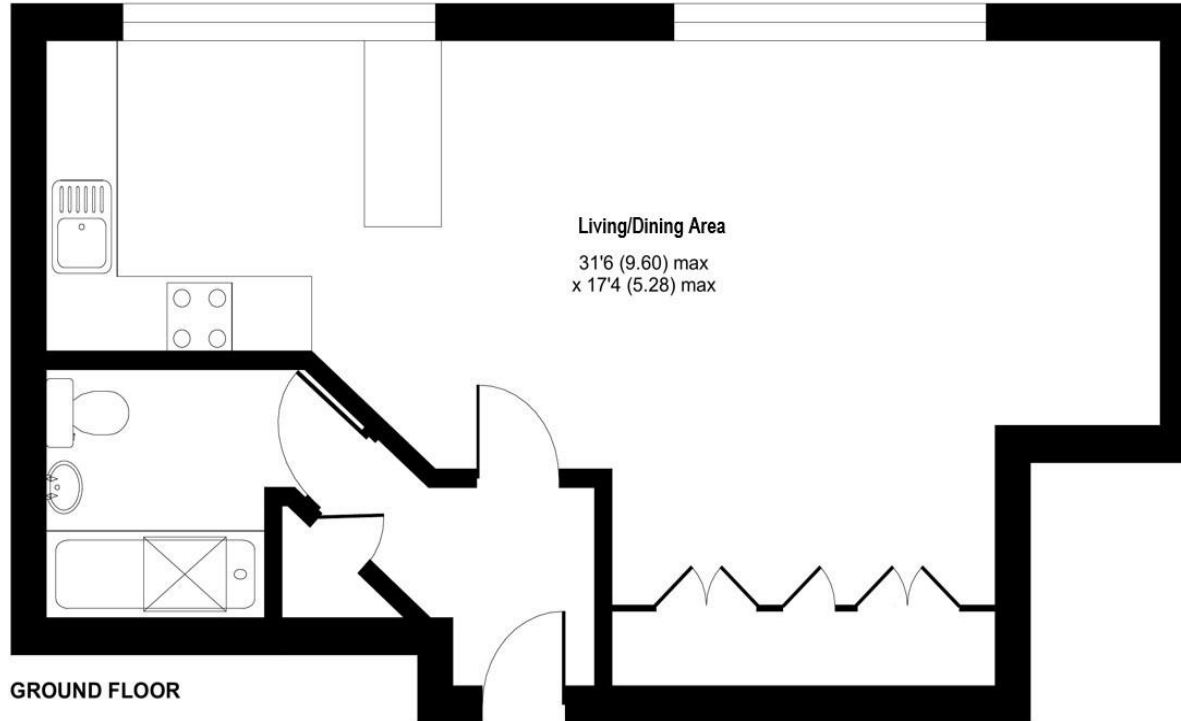
ACCOMMODATION

An excellent investment opportunity or first time buy. Located on the top floor is this spacious purpose-built studio situated in a quiet, popular location within Portswood. Portswood has an array of amenities and excellent public transport links. The apartment hosts generous square footage with ample storage. The spacious open plan living/dining area is neutrally decorated and the fitted kitchen has tiled walls and white units and space provided for a washing machine and integrated electric oven. The modern bathroom completes the internal accommodation. The property benefits from electric heating, a secure entrance and a gated allocated parking space.



Approximate Area = 492 sq ft / 45.

For identification only - N



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

This property enjoys a superb location very close by to Portswood High Street with convenient access to the centre of Southampton and its abundance of facilities and amenities that include shops, restaurants, bars and cinema. Ocean Village Marina, West Quay and Oxford Street have many vibrant restaurants and contemporary bars. The location also benefits from easy access to the M27 and M3 for commuters. St Denys railway station is within a few minutes walking distance which provides a fast and convenient route to London Waterloo, Winchester and the New Forest.



SPECIFICATION

- Open plan living and dining area
- Fitted kitchen with integrated appliances
- Modern Bathroom
- Allocated parking
- Secure entrance

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

GUIDE PRICE

Offers Over £120,000

TENURE

Leasehold
Unexpired Years: 94 years
Annual Ground Rent: £150.00 a year
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £1,334.01 a year
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.