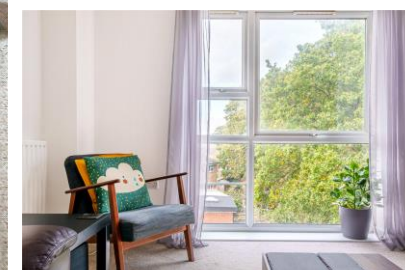


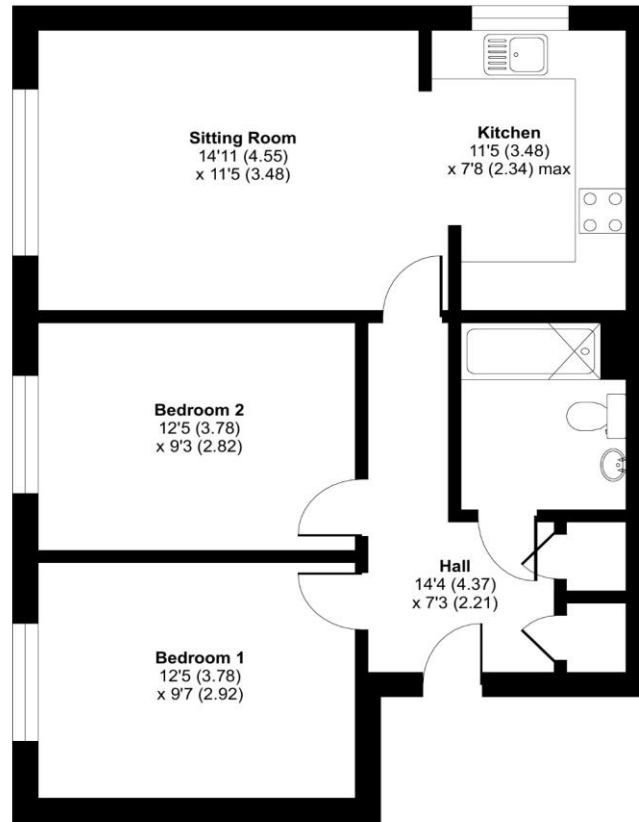


Williams House, Berwick Close, Lordshill, Southampton, SO16 8DA



ACCOMMODATION

Located at the end of a quiet no-through road providing a safe, peaceful place to call home is this modern top floor, bright, sunny and well-presented two double bedroom apartment which would make for an ideal first home. The property is located within close proximity to Sinclair Primary School and benefits from being within easy reach of the M27 motorway network, Southampton Central train station, Sainsburys superstore, David Lloyd Leisure Centre, Shirley High Street and The General Hospital. The location, size and low maintenance aspect of the apartment would also make it a great choice for the busy buy to let market. The generously sized accommodation comprises a large entrance hallway with two handy storage cupboards, a well-proportioned sitting/dining room, which is open-plan to the kitchen and displays a good range of wall and base units, with two well-proportioned bedrooms, one of which has a built-in wardrobe cupboard and both served by the contemporary bathroom. The apartment further benefits from gas central heating and its own allocated parking space within the resident's car park.



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 888772



Approximate Area = 675 sq ft / 62.7 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) 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		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

The property enjoys a superb location 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. Southampton Central railway station is within close proximity, which is excellent for commuting to Winchester and London. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Top floor apartment
- Well-presented accommodation throughout
- Located in a quiet no-through road
- Convenient location close to schools and amenities
- Generous entrance hallway with built-in storage
- Open-plan living accommodation
- Two double bedrooms
- Allocated parking space

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - A

ASKING PRICE

Offer Over £180,000

TENURE

Leasehold - length of lease 100 years

No of years remaining - 82

Ground rent - n/a

Annual service charge - £918.24