



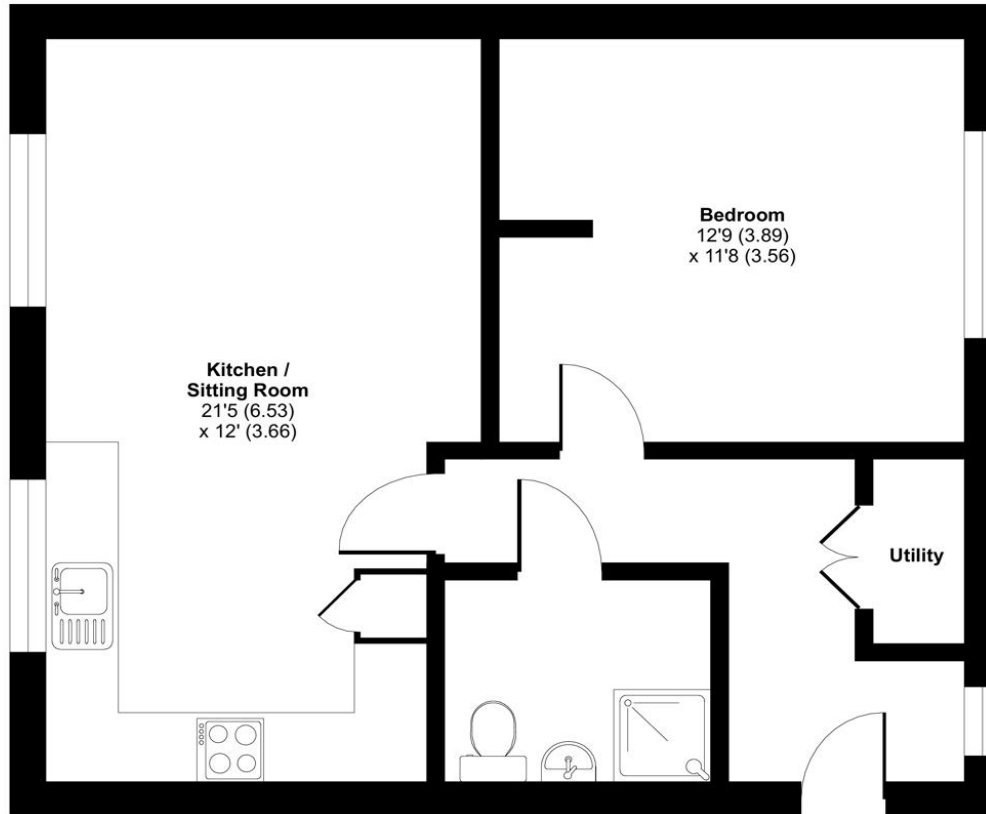


ACCOMMODATION

This ground floor maisonette, located in a tranquil cul-de-sac, presents an excellent investment opportunity or an ideal starting point for first-time buyers venturing into the property market. The open-plan design seamlessly connects the sitting and dining area with a well-fitted kitchen, creating a spacious and inviting living space. The property features a stylish and modern family bathroom, catering to the needs of the double bedroom. An inner hall, along with storage and airing cupboards, enhances the practicality and functionality of the living space. For convenience, the maisonette comes with an allocated parking space, and there is ample on-road parking available for visitors. There is also a secure outside storage area designated for bins, and an additional storage space ideal for housing a bike.

Approximate Area = 544 sq ft / 50.5 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	82	82
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1069242



SITUATION

Nursling is a desirable suburb, ideally situated for easy access to the motorway system via the M271 with Southampton City Centre and the market town of Romsey within four miles. Nursling benefits from its own Primary School and is in catchment for the popular Mountbatten School with local shops, eateries, public houses and further amenities available. Train links can be found at Southampton Central Station with direct trains to London Waterloo running every half an hour.



SPECIFICATION

- One bedroom ground floor maisonette
- Allocated parking space
- Constructed six years ago
- Open plan kitchen living room
- Communal gardens
- Leasehold

LOCAL AUTHORITY

Test Valley Borough Council
Council Tax Band: B

GUIDE PRICE

Asking Price £195,000

TENURE

Leasehold

Unexpired Years: 118

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,600

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.