





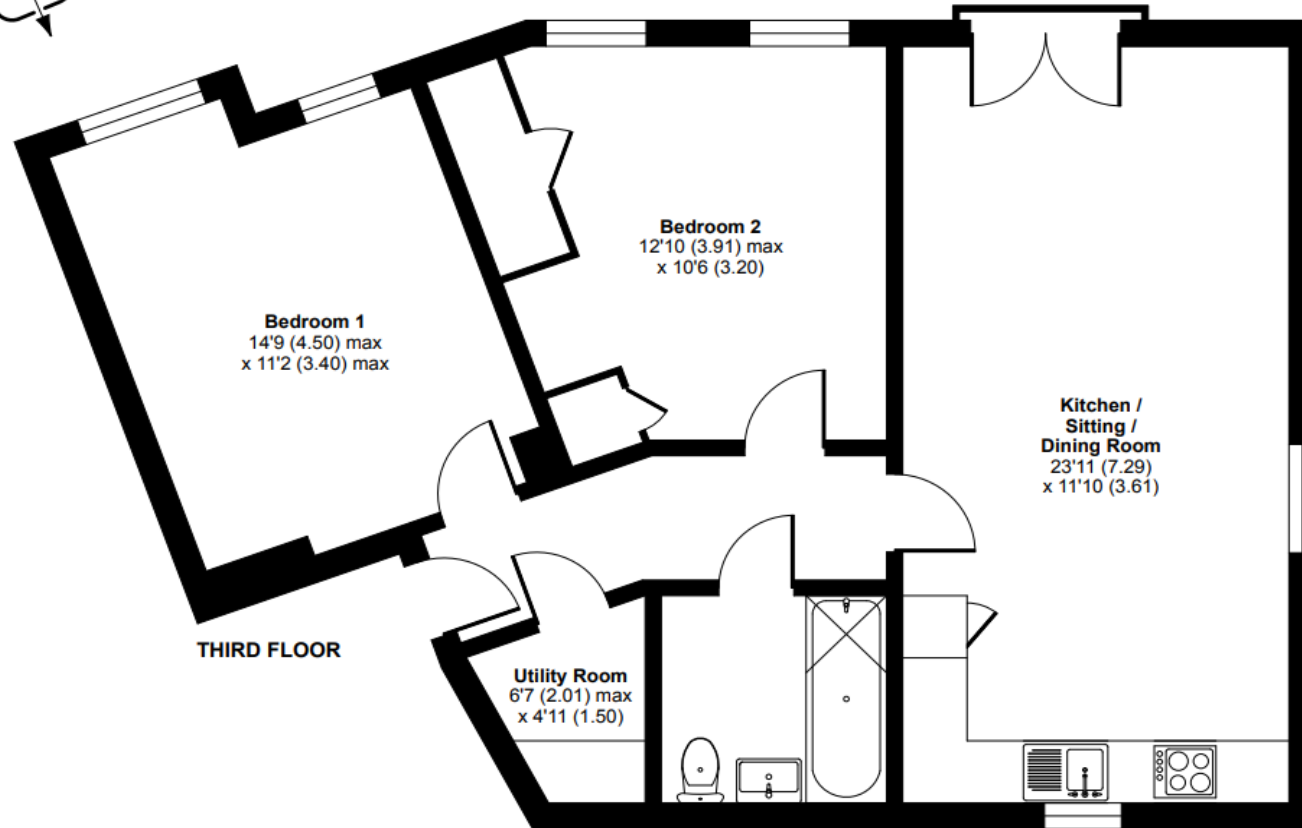


## ACCOMMODATION

A truly stunning third floor apartment in superb condition set within the converted Moorgreen Hospital development, The Pavilions. The apartment is light, airy, modern and spacious, boasting an elevated position with great views. The home itself has an extensive hallway with a large useful utility cupboard, leading through to an open plan kitchen/sitting/dining room, with a contemporary kitchen boasting integrated and built-in appliances and the sitting/dining area benefitting from plenty of space and a Juliet balcony, making this a great socialising space. Two well-proportioned double bedrooms alongside a beautiful modern three-piece bathroom complete the internal accommodation. As well as being in excellent decorative order throughout, the apartment further benefits from excellent storage, fitted double glazed sash style windows, gas-fired heating, communal parking and garden area and a secure cycle store.

Approximate Area = 746 sq ft / 69.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	84	84
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
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 2024. Produced for Charters Estate Agents Limited. REF: 1120478



### SITUATION

West End is conveniently situated on the outskirts of Southampton. There are a wide range of amenities and facilities in West End village centre that include shops, banks and public houses. Other benefits include sought after schools, a leisure centre and a number of superstores within a short drive. Easy access is also available to the M27, M3 and railway network.





### **SPECIFICATION**

- Immaculately presented apartment
- Central West End location
- Perfect first time buy or investment purchase
- Open plan living accommodation with Juliet balcony
- Two double bedrooms
- Family bathroom
- Unallocated residents parking
- Communal garden

### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: C

### **GUIDE PRICE**

Asking Price £235,000

### **TENURE**

Leasehold

Unexpired Years: 148 Years Remaining

Annual Ground Rent: £300

Ground Rent Increase: TBC

Ground Rent Review Period: January 2025

Annual Service: £1000

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

### **SERVICES**

Mains Gas, Electricity, Water and Drainage