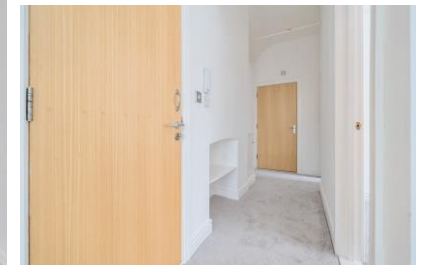


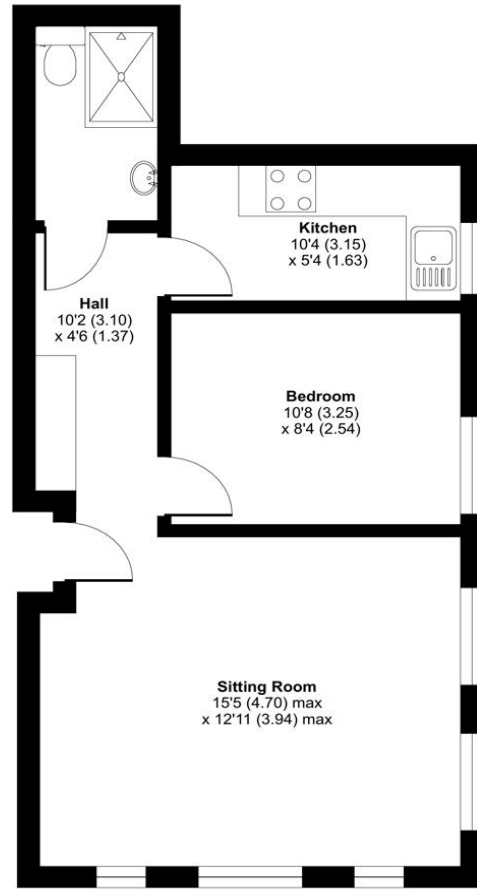


Swan Apartments, Upper Basingwell Street, Bishops Waltham, Southampton, Hampshire, SO32 1PF



ACCOMMODATION

This beautifully presented one-bedroom first floor apartment is set just a short stroll from the historic High Street, the picturesque North Pond, and the Palace ruins in Bishops Waltham. The property is situated on the first floor and comes with a private lock-up store cupboard and private residents parking to enhance convenience. Upon entering the property, you will notice the modern neutral décor throughout. The property has a large double bedroom which is served by a contemporary shower room and a modern kitchen, which has a range of wall and floor-based units. The living space is bright and airy with high ceilings, and a dual aspect overlooking the rooftops of Upper Basingwell Street. The property benefits from being offered with no forward chain.



FIRST FLOOR

Approximate Area = 449 sq ft / 41.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1119706



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	67
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

SITUATION

Bishop's Waltham is a small historic town situated at the head of the River Hamble and surrounded by many villages. It is home to the ruins of Bishop's Waltham Palace, an English Heritage monument and a variety of convenient shops and traditional inns. The historic city of Winchester is only a short drive away, offering many impressive features and famous attractions. The Hampshire Bowman Public House, which has an excellent local reputation for its fine ales and food, is also close by.



SPECIFICATION

- First Floor Apartment
- Excellent location
- Private parking
- Recently redecorated throughout
- Short walk to village centre

LOCAL AUTHORITY

Winchester City Council
Council Tax Band B

GUIDE PRICE

Asking Price £180,000

TENURE

Leasehold

Unexpired Years: 116

Annual Ground Rent: £200

Ground Rent Increase: 100%

Ground Rent Review Period: 25 years from 2013

Annual Service: £2370.84

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

SERVICES

Mains gas, water, electricity and drainage