



2 bed flat to buy in SO18

40 Hawkeswood Road, Southampton,
Hampshire, SO18 1QA

£155,000 Starting Bid

🛏 x 2 🚿 x 2 🚿 x 2

Tenure

Leasehold

Allocated parking

Property features

- ✓ Second Floor Apartment
- ✓ Allocated Parking
- ✓ Balcony With Stunning Water
- ✓ Two Bedrooms
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: C
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

Arrange a viewing

Felix Keene
Branch Manager
South West Auction

023 8251 4032
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

There is a well kept communal area with has secure intercom entry and rear access to the stunning walk way with water views. There is allocated parking plus some visitor parking.

Located on the second floor, you are greeted with a spacious entrance hall leading to all rooms. These include the master bedroom which has an ensuite shower room and private balcony, which has space for table and chairs and lovely water views. There is a modern kitchen which is supplied with some fitted appliances, a main family bathroom which has shower over a bath. There is another double bedroom and the lounge has front aspect large corner windows which floods the room with natural light.

Offered with no onward chain.

Tenure - Leasehold
155 years from 1 January 2003
Ground Rent Per Year - £260.00
Service Charge Approx Per Year - £2714.14

EPC - c

Council Tax Band - C

Sales

Council Tax Band: C

Tenure: Leasehold

Length of Lease: 132

Annual Ground Rent Amount: £260.00

Annual Service Charge Amount: £2,714.00

Price: Starting Bid £155,000

Property Type: Flat

Parking: Allocated, Residents

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

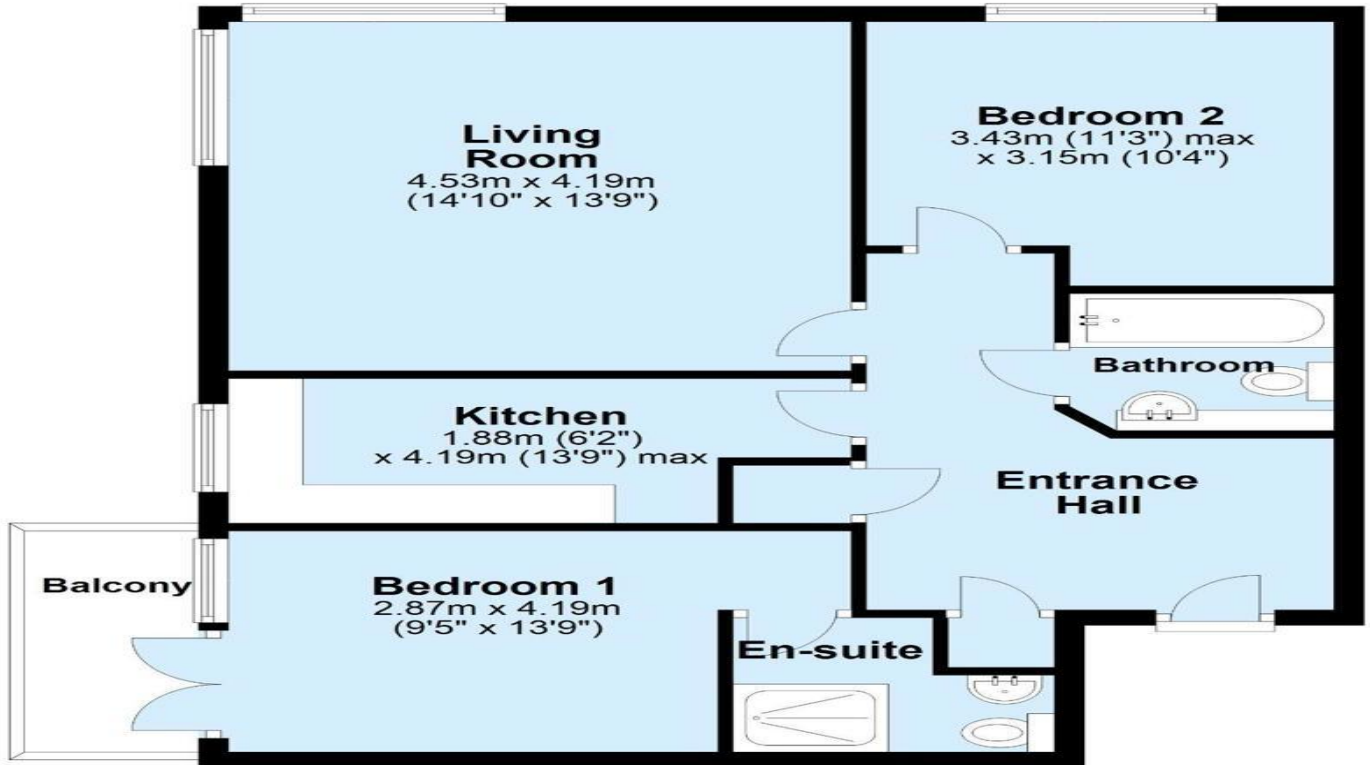
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Second Floor

Approx. 67.1 sq. metres (721.9 sq. feet)



Total area: approx. 67.1 sq. metres (721.9 sq. feet)

| Energy Efficiency Rating | | |
|--|-------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 80 | 83 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

40 Hawkeswood Road, Southampton, Hampshire, SO18 1QA

Contact your local branch today for more information on this property:

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