





Bitterne

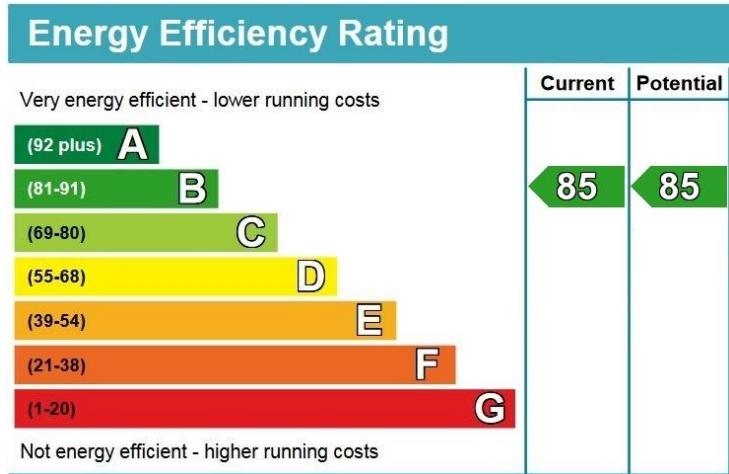
023 8042 2600



Flat 21, Home Spinney House, River View Road, Bitterne Park, Southampton, Hampshire, SO18 1UD

£100,000 Leasehold

Welcome to Home Spinney House! Situated in a popular location of Bitterne Park is this well presented first floor one bedroom retirement flat. The property boasts a 16ft lounge/diner with views over Riverside Park, one double bedroom with built in storage and a modern kitchen and shower room! Added benefits include a communal gardens and lounge area and is also offered with no forward chain. Call us now to book your viewing.



Flat 21, Home Spinney House, River View Road, Bitterne Park, Southampton, Hampshire, SO18 1UD

£100,000 Leasehold

Entrance Hall
Smooth ceiling, storage cupboard, door to:

Lounge/Diner
17' 2" (5.23m) x 10' 8" (3.25m)::
Textured and coved ceiling, double glazed bay window to rear with views over Riverside Park, opening to:

Kitchen
8' 1" (2.46m) x 5' 7" (1.70m)::
Textured and coved ceiling, wall base and drawer units with work surface over, sink and drainer inset, built in oven and hob with extractor over, space for fridge/freezer, tiled splashbacks.

Master Bedroom
12' 9" (3.89m) x 8' 8" (2.64m)::
Textured and coved ceiling, double glazed window to rear with views over Riverside Park, built in wardrobe, storage heater.

Shower Room
Textured ceiling, shower cubicle with electric shower over, WC, wash hand basin, ladder towel rail, tiled walls.

Communal Garden
Mainly laid to lawn, with views over Riverside Park.

We are advised by the vendor the lease details are as follows:
Lease Length: 99 years from 1 September 1985
Maintenance Charge: Approx £3600 per annum
Ground Rent: £524 per annum

Services
Mains Electricity
Mains Water
Mains Drainage

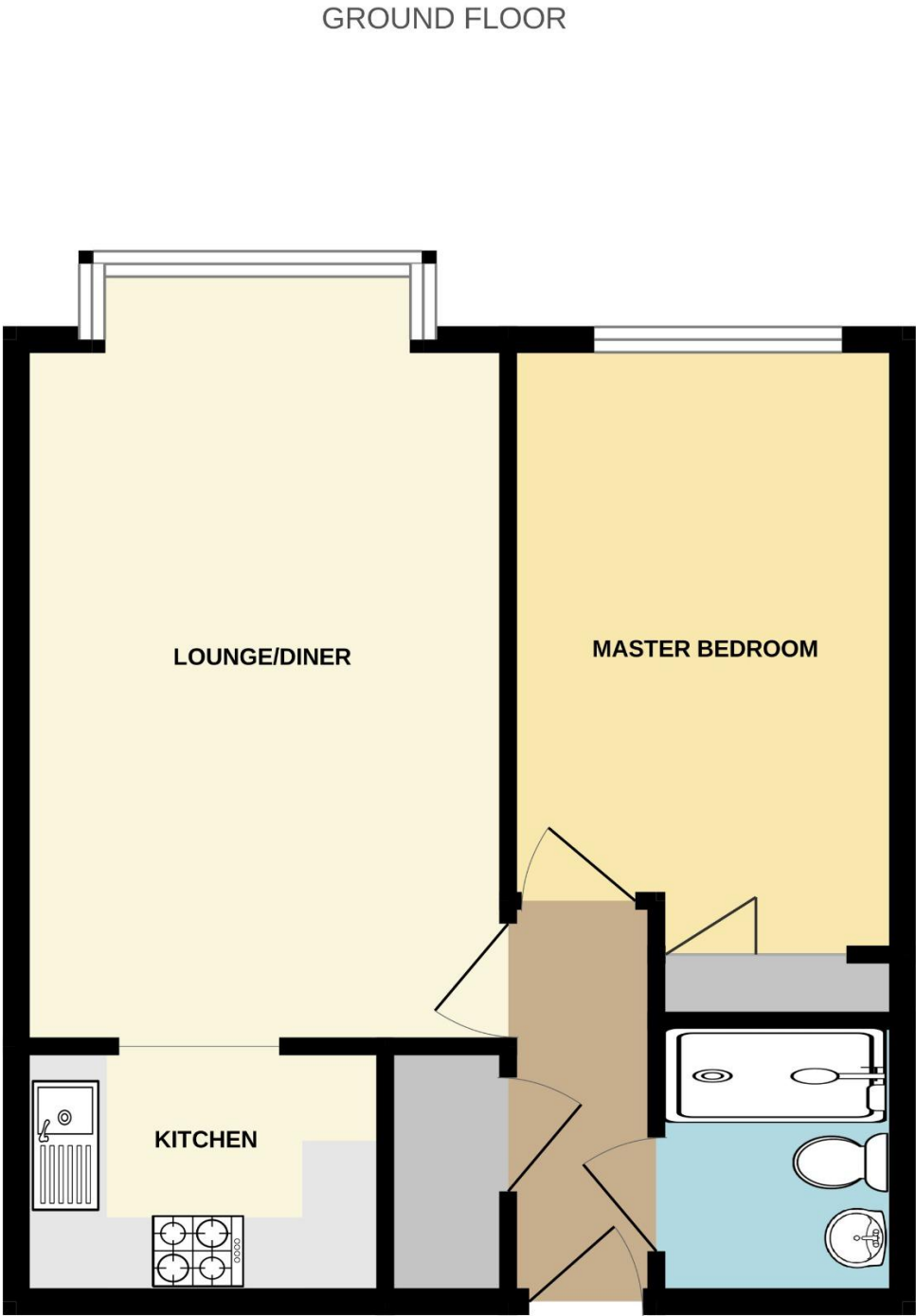
Please Note: Field Palmer have not tested any of the services or appliances at this property.

Council Tax Band
Band A

Sellers Position
No Forward Chain

Offer Check Procedure
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

Property Reference
FP100/140125/CP/D1



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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