

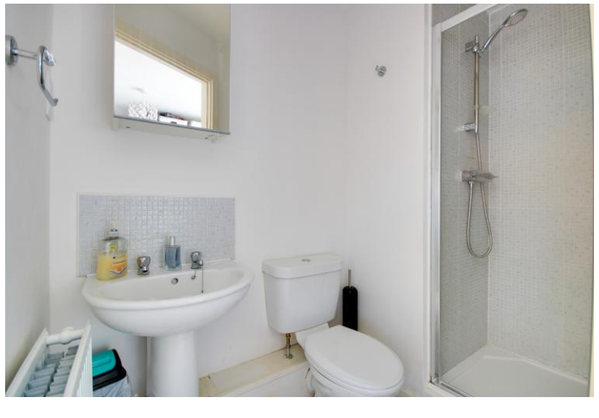


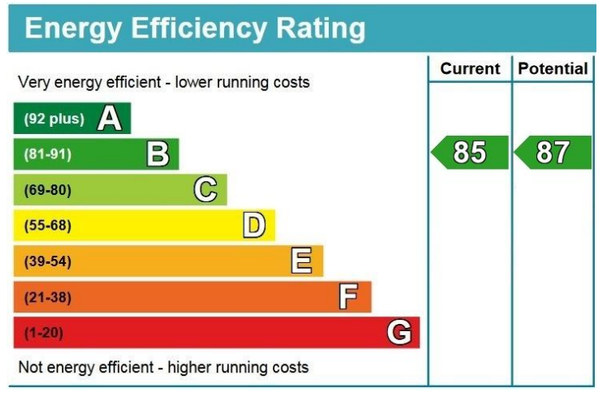












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ESTATE AGENTS

Bitterne
023 8042 2600



24 Marston Road, Thornhill, Southampton, Hampshire, SO19 6DD

Offers Over £165,000 Leasehold

Welcome to Amelia Court! A well-presented and spacious two-bedroom first-floor apartment, offering comfortable and contemporary accommodation in a desirable residential location.

The property features a sociable lounge diner complemented by a Juliet balcony, creating a light and airy feel. The stylish modern kitchen provides a practical and attractive space for everyday living and entertaining.

The master bedroom benefits from a private en-suite shower room, while a separate main family bathroom serves the second bedroom and living accommodation.

Externally, the property further benefits fromone allocated off-road parking space, adding valuable convenience.

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Approach:
Entrance through the main security gate to the car park, communal door to side, with one allocated parking space.

Communal Hallway:
Communal doorway, stairs rising to all floors.

Entrance Hall:
Smooth ceiling, storage cupboard, airing cupboard housing brand new heat pump system, radiator, doors to:

Lounge/Diner
17' 6" (5.33m) x 13' 6" (4.11m)::
Smooth ceiling, UPVC double glazed windows and door to side with Juliet balcony, radiator, opening to:

Kitchen
7' 3" (2.21m) x 9' (2.74m)::
Smooth ceiling, UPVC double glazed window to side, a range of wall, base and drawer units with work surface over, stainless steel sink and drainer inset, integrated oven with electric hob over, space for washing machine and fridge/freezer.

Master Bedroom
11' 11" (3.63m) max x 11' 4" (3.45m) max::
Smooth ceiling, UPVC double glazed window to front, radiator, door to:

Ensuite:
Smooth ceiling with extractor inset, shower cubicle with mains fed shower over, wash hand basin and WC, tiling to principal areas.

Bedroom Two
8' 8" (2.64m) x 11' 3" (3.43m)::
Smooth ceiling, UPVC double glazed window to side, radiator.

Bathroom :
Spacious family bathroom, smooth ceiling with extractor inset, UPVC double glazed obscured window to front, three-piece suite comprising: panel enclosed bath, wash hand basin and WC, tiling to principal areas, radiator.

We are advised by the vendor the lease details are as follows:
Lease length: Part of a 155 year lease from 2010
Maintenance/Service Charge: £860.01 per 6 months
Ground rent: £450 per year

Notes from Vendor:
The building benefits from solar panels on the roof. The money goes to the grid, but the Owner gets money from it. Outside underneath the building there are two storage units: one for bicycles or scooters with secure padlock option with a key and the other for belongings.

Services
Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

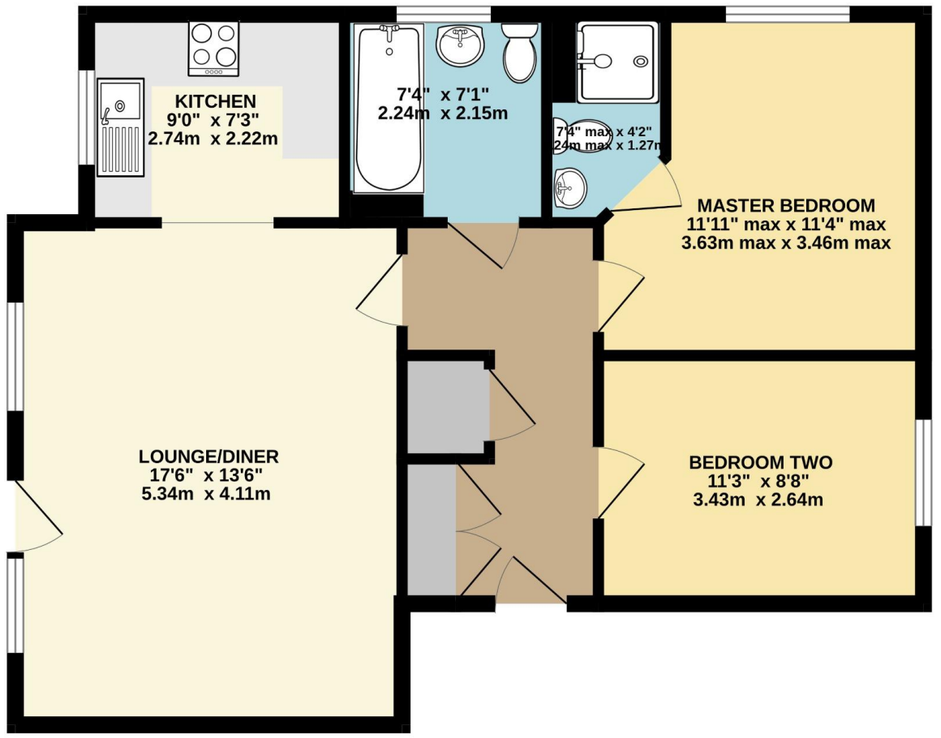
Council Tax Band
Band B

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
FP100/300926/OM/D1

GROUND FLOOR
685 sq.ft. (63.7 sq.m.) approx.



TOTAL FLOOR AREA : 685 sq.ft. (63.7 sq.m.) approx.

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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Bitterne
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Shirley
SO15 3JD
023 8078 0787

Woolston
24 Portsmouth Road
Woolston
SO19 9AB
023 8039 3255

Auction Department
62 High Street
West End
SO30 3DT
023 8047 4274

Lettings & Block Management
2-4 New Road
Southampton
SO14 0AA
023 8071 0402

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Field Palmer are able to offer EPC services across Hampshire and the south of England.

We can offer mortgage advice
Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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