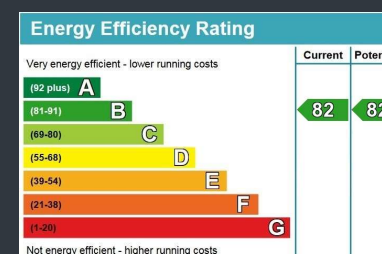


32 Ledbury House, John Thornycroft  
Road

£159,995 Leasehold

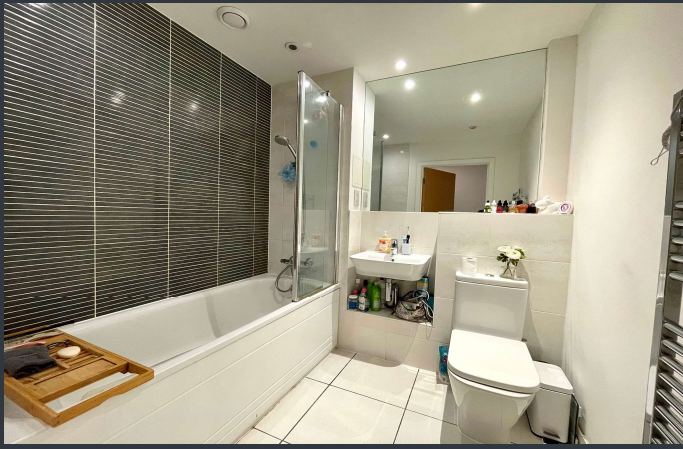
Southampton, Hampshire SO19 9SY

Welcome to Ledbury House! ATTENTION INVESTORS! Pure Estate Agents are proud to present this one-bedroom ground floor flat located at the desirable Centenary Quay development. Sold with tenant in situ paying £800pcm providing a healthy yield of 6%! Consisting of entrance hallway, 17ft lounge diner leading through to an open plan fitted kitchen. Double bedroom with fitted wardrobes and modern bathroom suite with over head shower. Private patio terrace with direct access from the property. One allocated secured parking space and SOLD WITH NO FORWARD CHAIN!



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- ONE BEDROOM GROUND FLOOR FLAT
- SECURED ALLOCATED PARKING SPACE
- PRIVATE PATIO TERRACE
- BEAUTIFULLY PRESENTED THROUGHOUT
- 17FT LONG LOUNGE DINING
- SOLD WITH TENANTS IN SITU PAYING £800PCM
- SOLD WITH NO FORWARD CHAIN!
- POTENTIAL YIELD OF 6%!



Entrance Hallway

Lounge Dining (11'7" max x 17'6" max)

Kitchen (6'8" max x 9'9" max)

Bedroom (9'0" max x 17'7" max)

Bathroom (6'8" max x 6'0" max)

Service Charge  
£148.00 per month (£1,776.00 annually)

Ground Rent  
£180.00PA

Council Tax Band

Tax Band A

Agents Note - Draft Copy of particulars

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.