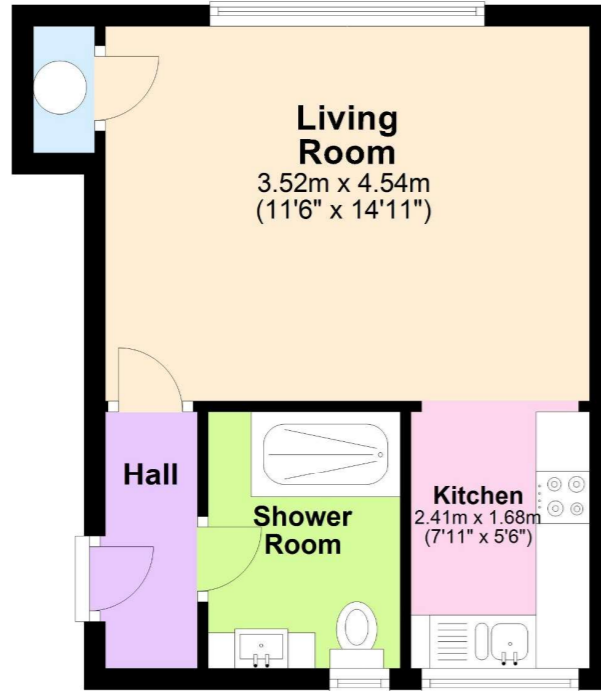
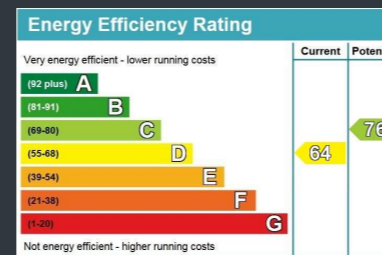
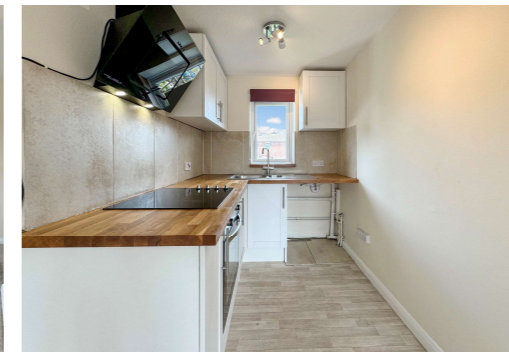


**Ground Floor**

Approx. 28.2 sq. metres (303.5 sq. feet)



Total area: approx. 28.2 sq. metres (303.5 sq. feet)



Flat 4, 62 Dean Road

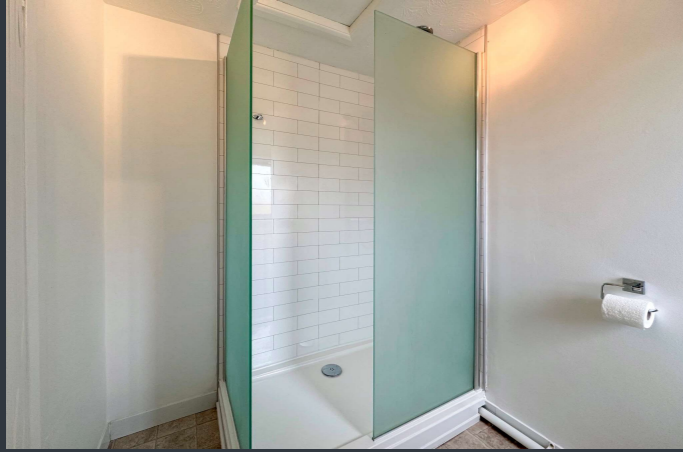
£105,000 Leasehold

Southampton, Hampshire SO18 6AN

A bright and spacious first floor studio flat set in a highly convenient location. Modernised throughout, and offer for sale with no onward chain. Parking in a private car park and communal gardens.

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

- STUDIO APARTMENT
- FIRST FLOOR
- NO ONWARD CHAIN
- BRIGHT AND SPACIOUS
- RECENTLY REFURBISHED
- PARKING
- COMMUNAL GARDENS
- GREAT LOCATION
- 91 YEARS REMAINING ON LEASE

Situated in a sought-after road in Bitterne, a very spacious first floor studio apartment. Recently refurbished throughout, with new walk-in shower, smart modern kitchen and neutral decor.

The property benefits from parking in a private car park, communal gardens and is an ideal investment.

Leasehold with 91 years remaining

Ground rent and service charges not currently collected

Electric heating & hot water

**Tenure: Leasehold.**

**EPC: D**

**Council 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.