



RICHMONDS

Flat 7, Westfield House, Mansbridge Road, SO18 2LF

Offers Over £110,000

A one bedroom first floor flat situated close to local amenities and with easy access to the M27/M3 motorways, Airport and Railway Station. Other features include a good sized lounge, fitted kitchen and bathroom. The property also benefits from gas central heating and use of the communal gardens. Ideal investment or first time buy.

Accommodation

Entrance hallway:	Access to:
Lounge:	12'9" x 11'11" (3.89m x 3.63m) Window, radiator
Kitchen:	11'2" x 8'4" (3.40m x 2.54m) Window, radiator. Wall & base level units, stainless steel sink with drainer, oven with hob & extractor over, space for fridge freezer, plumbing for washing machine, cupboard housing immersion tank, wall mounted boiler
Bedroom 1:	10'6" x 9'3" (3.20m x 2.82m) Window, radiator
Bathroom:	Low level Wc, wash hand basin, panel enclosed bath, radiator

Outside

Communal garden

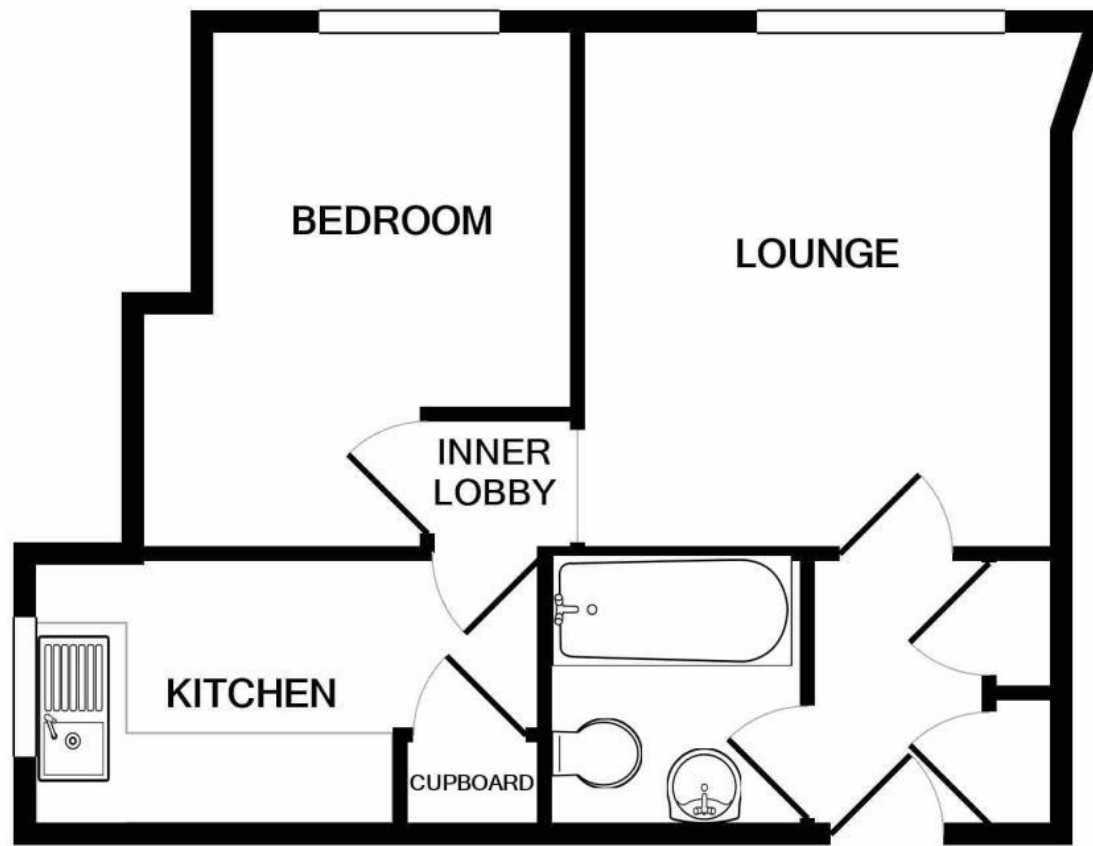
Other Information

Tenure:	Leasehold: No ground rent, service charge £600 per annum, 999 lease from 1 st January 2002
Heating:	Gas central heating
Sellers position:	No forward chain

Local Information

Council tax:	Band A
Local Authority:	Southampton City Council

Agents Note: The sellers of the property have provided the above information to us and we are therefore reliant on them providing the correct information. The floor plan and sizes are to be used as a guide only. Please check room sizes prior to ordering carpets or furniture. If you require confirmation on any particular point for specific purposes please contact our office for further information. If you have other questions about this property, please telephone **01489 789933**, email admin@richmondsproperty.co.uk or go to www.richmondsproperty.co.uk



TOTAL APPROX. FLOOR AREA 367 SQ.FT. (34.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase.

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