



REGENT HOUSE

RICHMONDS

Flat 1, Regent House, Cheltenham Gardens, Hedge End, SO30 2UD

£145,000

A one-bedroom ground floor apartment located a short stroll from the Hedge End Railway Station and local amenities. This property would make an ideal investor purchase as the property is currently let or a first-time purchase alike. There is an open plan kitchen/lounge with French doors to the communal front garden area, storage, bathroom, and a double bedroom. There is allocated parking and communal gardens.

Accommodation

Entrance hallway:	Double storage cupboard
Lounge/Kitchen:	15'2" x 11'6" (4.62m x 3.51m) The lounge area has French doors leading to the communal garden. The kitchen has a sink with drainer, eye & base level units, space for electric oven, low level fridge & freezer, plumbing for washing machine
Bedroom 1:	10'4" x 8'4" (3.15m x 2.54m) Built in wardrobe
Bathroom:	Access to large airing/storage cupboard. Panel enclosed bath with handheld shower attachment, Wc, wash hand basin, tiling

Local Information

Council tax:	Eastleigh Borough Council
Local Authority:	Band A

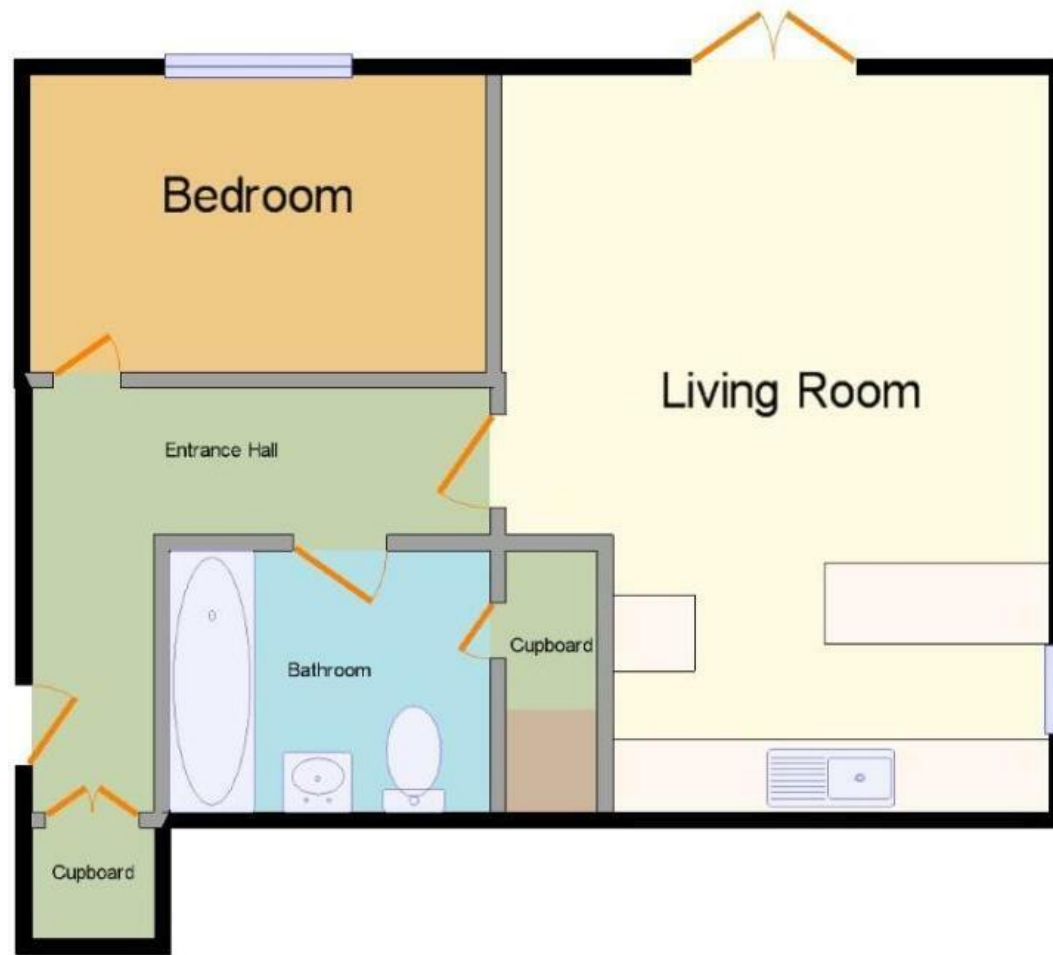
Outside

There is allocated parking within the car park and communal gardens.

Other Information

Tenure:	Leasehold. Lease is 999 years commenced 05/08/1991. Charges: £55 per month
Approximate age:	1990's
Heating:	Electric heating
Windows:	Double glazing
Energy Rating:	To be advised
Sellers position:	No forward chain

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



Ground Floor

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Richmonds Property Services Ltd. nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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