



RICHMONDS

# Flat 7, Lawn Court, 20 Lawn Road, Portswood, SO17 2EY

OIEO £130,000

A 2 bedroom ground floor flat which is located superbly for easy access in and out of the city centre, to Portswood High Street, to motorway links and to the Southampton University. The property would be both suitable for professionals as well as investors. Offered with no forward chain, this property benefits from two double bedrooms, living/dining room, kitchen and a bathroom. An internal inspection is highly recommended to fully appreciate the size of accommodation and location on offer.

## Accommodation

Entrance hallway:	Storage cupboard
Living/dining room:	16'0" max x 17'0" (4.88m max x 5.19m) Door to the balcony, window, door to kitchen
Kitchen:	10'0" x 6'0" (3.05m x 1.83m) Window, wall mounted boiler, gas hob, electric oven, space for appliance, sink with drainer, wall & base level cupboards
Bedroom 1:	10'0" x 8'0" (3.05m x 2.44m) Window
Bedroom 2:	10'0" x 8'0" (3.05m x 2.44m) Window
Bathroom:	Bath with mixer taps & shower over, Wc, wash hand basin

## Outside

Communal parking

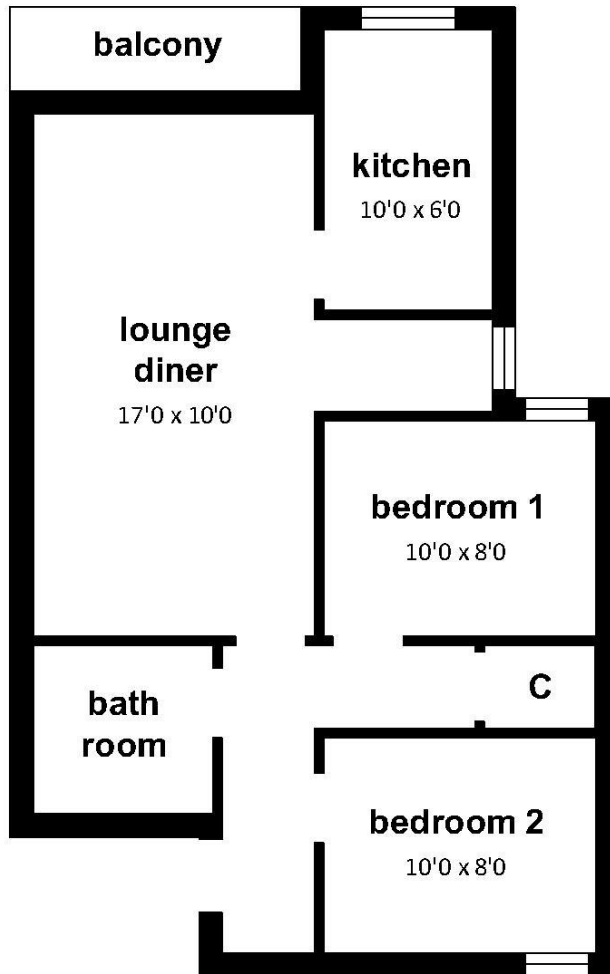
## Other Information

Tenure:	Freehold with no Ground rent payable. Annual service charge of just under £750 per annum to maintain the grounds
Approximate age:	1986
Heating:	To be advised
Windows:	Double glazing
Energy Rating:	To be advised
Sellers position:	No forward chain

## Local Information

Council tax:	Band B
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](tel:01489789933), email [admin@richmondsproperty.co.uk](mailto:admin@richmondsproperty.co.uk) or go to [www.richmondsproperty.co.uk](http://www.richmondsproperty.co.uk)



**APPROX FLOOR AREA 549 sq ft 51 m2**



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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