

FOR SALE



47 Cumbrian Way, Southampton

2 Bedrooms, 2 Bathroom, Apartment

Asking Price Of £190,000

MARTIN&CO

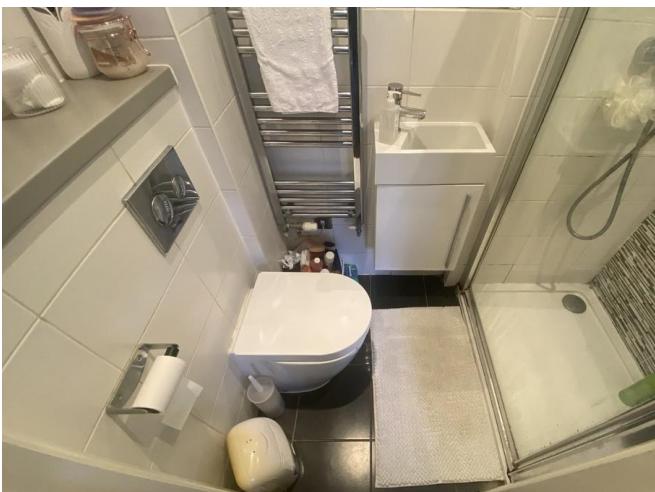


47 Cumbrian Way, Southampton

2 Bedrooms, 2 Bathroom

Asking Price Of £190,000

- Service charge £780 pa Ground rent incl
- 2 Bedroom
- Master to Ensuite
- Integrated appliances (some require replacement)



MARTIN & CO are excited to advertise this well presented First floor, 2 bedroom apartment in a popular area of Millbrook. The property includes a fully fitted kitchen, spacious bathroom and en-suite to master bedroom.

Further benefits include gas central heating, lounge with balcony, double glazing and allocated parking.

The property benefits from being within walking distance to local schools, bus stops, shops and amenities. Also close by is access to the M27 and M3.

An excellent opportunity for first time buyers or buy to let investors. There is NO CHAIN so call today to book your viewing!

COMMUNAL ENTRANCE Intercom stairs to First floor.

HALL 3.54m x 2.92m Storage cupboard plus airing and intercom

BEDROOM 1 3.49m x 3.32m Double room neutral décor and carpets, windows with front aspect. wardrobe TV aerial and BT point.

ENSUITE 1.24m x 1.21m White suite to include hand basin and vanity, concealed cistern WC and shower cubicle. Chrome towel rail.

Open plan LOUNGE/KITCHEN 5.91m x 5.26m Neutral décor, with wooden floor. Tv aerial, BT point. French windows open to balcony to rear of property.

The kitchen boasts a good range of wall and base units, integrated electric oven(needs replacing) hob with chimney extractor. Includes integrated washing



machine, dishwasher. Fridge freezer (requires replacing).

BEDROOM 2 3.58m x 2.78m Good sized room with carpets, window to front aspect.

BATHROOM 2.13m x 2.13m White suite comprising hand basin, low level WC, fully tiled paneled bath with mono tap and hose, glass screen and chrome towel rail.

OUTSIDE

Allocated parking to rear.

OTHER INFORMATION.

Telephone points: Yes

Sky Point No

Smoke alarms Yes

Security Alarm No

Gas central heating

Energy Performance

Southampton City Council Tax BAND B

Broadband Subject to connection Broadband available with Virgin, open reach and Toob

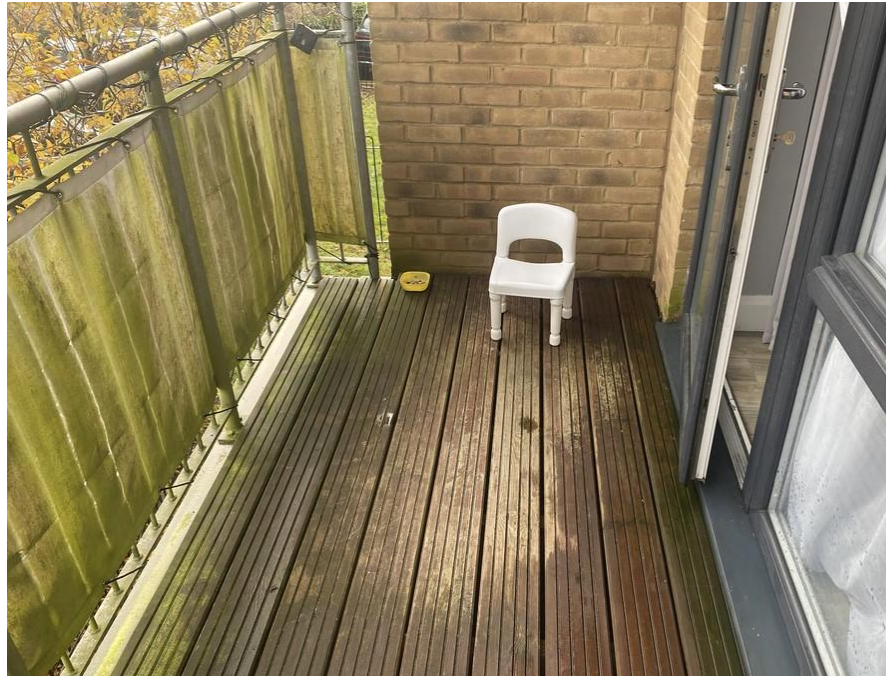
Speed available up to Ultrafast, download 1000 mps, upload 900 mps in accordance with Ofcom.

SERVICE CHARGE £780 PER ANNUM

GROUND RENT INCLUDED IN SERVICE CHARGE

TENURE: LEASEHOLD





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

