

Flat 6, The Old Granary, Bank Street, Bishops Waltham - SO32 1AE

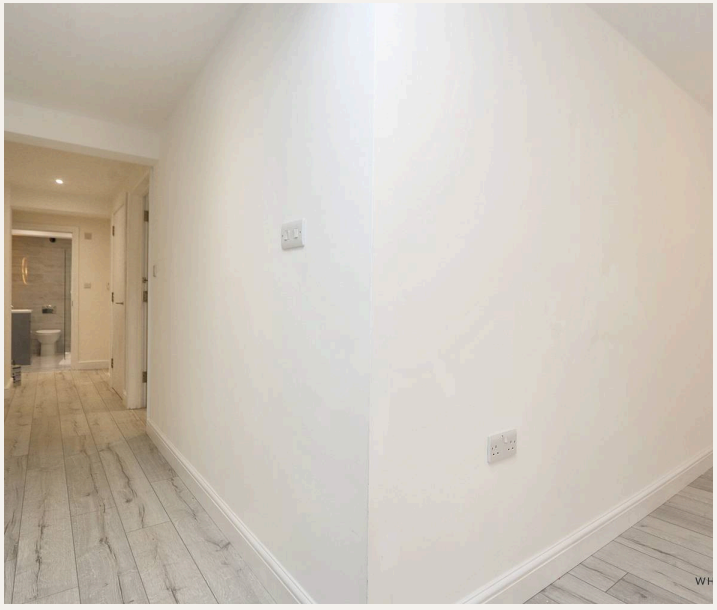
In Excess of £325,000

WHITE & GUARD

Flat 6, The Old Granary

Bank Street, Southampton







INTRODUCTION

A spacious and newly created two bedroom ground floor apartment occupying a prime Bishops Waltham location. Set within a Grade II listed building, The Old Granary has a rich history, dating back to the 19th Century and was most recently “Banks Bar and Bistro” restaurant. Offering two double bedrooms, fitted shower room, fitted kitchen breakfast room and a large lounge dining room. Build completes the property is now available for immediate occupation a viewing comes highly recommended.

LOCATION

The historic market town of Bishop’s Waltham is set in beautiful Hampshire countryside. A recent Village of the Year winner, its local community is vibrant and varied. The property is set in the heart of the village, which offers most shops and services. Comprehensive local amenities include infant and junior schools, swimming pool, churches, pubs, doctor's surgery; Swanmore College is 4k away. Neighbouring Botley has a mainline railway station with Winchester, Southampton and Portsmouth all close as commutes. Main M3 and M27 access routes are within easy reach.

- WINCHESTER COUNCIL BAND TBC
- LEASEHOLD
- TWO BEDROOM GROUND FLOOR FLAT
- SET WITHIN A GRADE II LISTED BUILDING
- KITCHEN BREAKFAST ROOM
- LOUNGE DINING ROOM
- NO FORWARD CHAIN







INSIDE

Access through a bright and airy communal area leads to the front door which in turn opens into a spacious entrance hall, a door to your right hand side opens into bedroom two which has a window to the side elevation. A further door opens into a large lounge dining room while an inner hall leads to the remaining accommodation. The fitted kitchen dining room provides a good range matching wall and base level work units with fitted work surfaces over which incorporate an inset sink and drainer, induction hob and electric oven. Space and plumbing is provided for a dishwasher and fridge freezer and the room is large enough to accommodate a dining table and chairs. The main bedroom is large double room with recess allowing for a wardrobe storage and is serviced by a well-appointed shower room which comprises a walk-in shower with fitted glass screen, wash hand basin and WC unit, electric heated towel rail and fully tiled walls and floor.

Lease Information: On completion of the sale the property will have a newly created lease. Details surrounding the lease length and any associated ground rent and service charges will be confirmed in due course.

SERVICES:

Gas, water, electricity and private drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

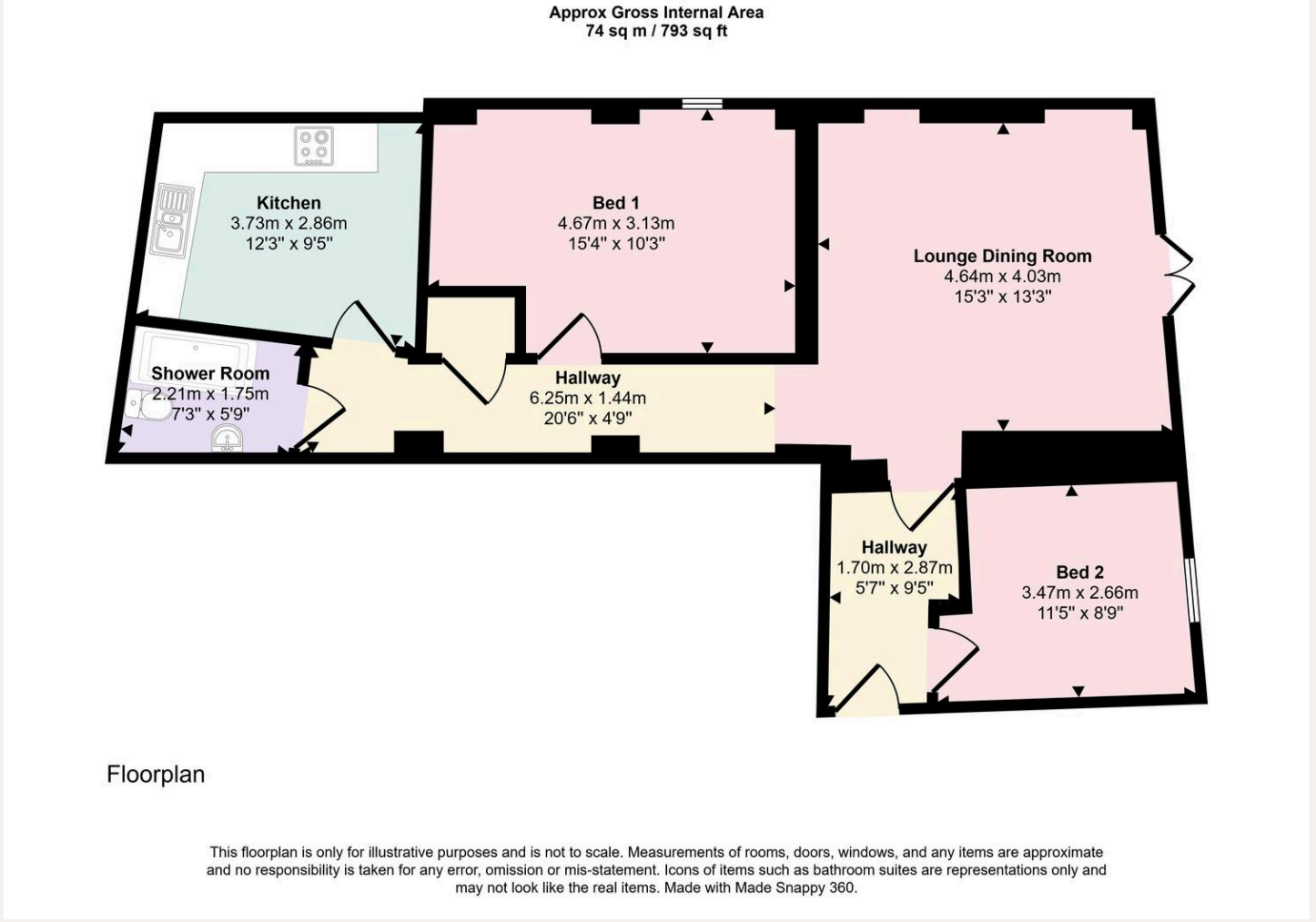
Broadband: Fibre to the Cabinet Broadband Up to 15 Mbps upload speed Up to 76 Mbps download speed. This is based on information provided by Openreach.

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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per owner.

DISCLAIMER
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.