



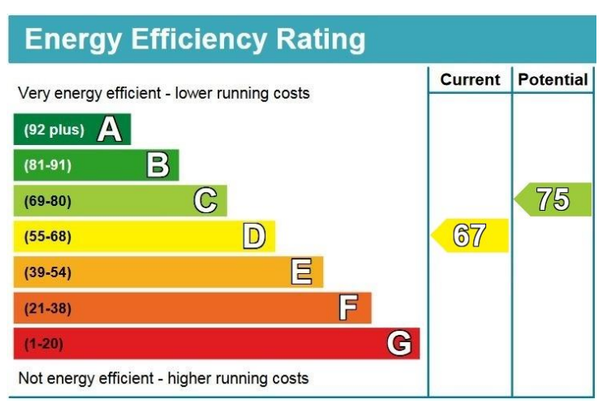













fieldpalmer ESTATE AGENTS

Bitterne
023 8042 2600



# Flat 2 Badgerwood Place, 23 Woodmill Lane, Bitterne Park, Southampton, Hampshire, SO18 2PA

## Guide Price £150,000 Leasehold

**GUIDE PRICE £150,000-£170,000!** Welcome to Badgerwood Place! This two bedroom ground floor apartment is situated in a popular location of Bitterne Park. The property boasts a open plan kitchen/living space with direct access onto a patio seating area, two bedrooms one of which has a built in wardrobe and a three piece suite bathroom. The property also benefits from communal parking and NO FORWARD CHAIN. Call us now to book your viewing on 02380 422600.

# Flat 2 Badgerwood Place, 23 Woodmill Lane, Bitterne Park, Southampton, Hampshire, SO18 2PA

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**Approach**
Shared driveway to large communal parking area.

**Entrance Hall**
Smooth and coved ceiling, storage heater, telephone entry system. Door to:

**Lounge Area**
15' 8" (4.78m) x 10' 7" (3.23m) max:
Smooth and coved ceiling, UPVC double glazed french doors providing access onto communal patio and gardens, storage heater.

**Kitchen**
8' 7" (2.62m) x 7' 4" (2.24m):
Smooth and coved ceiling, range of matching wall, base and drawer units with work surface over, one and a half sink and drainer inset, tiled splash backs, electric oven, electric induction hob with extractor over, space for washing machine, fridge/freezer and slim line dishwasher. Tiled floors.

**Master Bedroom**
12' 3" (3.73m) max x 9' 7" (2.92m):
Smooth and coved ceiling, double glazed window to side aspect, built in wardrobe, storage heater.

**Bedroom Two**
9' 7" (2.92m) max x 7' (2.13m):
Smooth and coved ceiling, double glazed window to rear aspect, airing cupboard housing hot water tank, electric heater.

**Bathroom**
Textured and coved ceiling, obscured double glazed window to rear aspect, suite comprising of panel enclosed bath with electric shower over, hand wash basin, low level WC, tiling to principle areas.

**We are advised by the vendor the lease details are as follows:**
Lease length: Part of a 999 year lease
Service Charge: £1896 per year
Ground rent: £60 per year

**Services**
Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

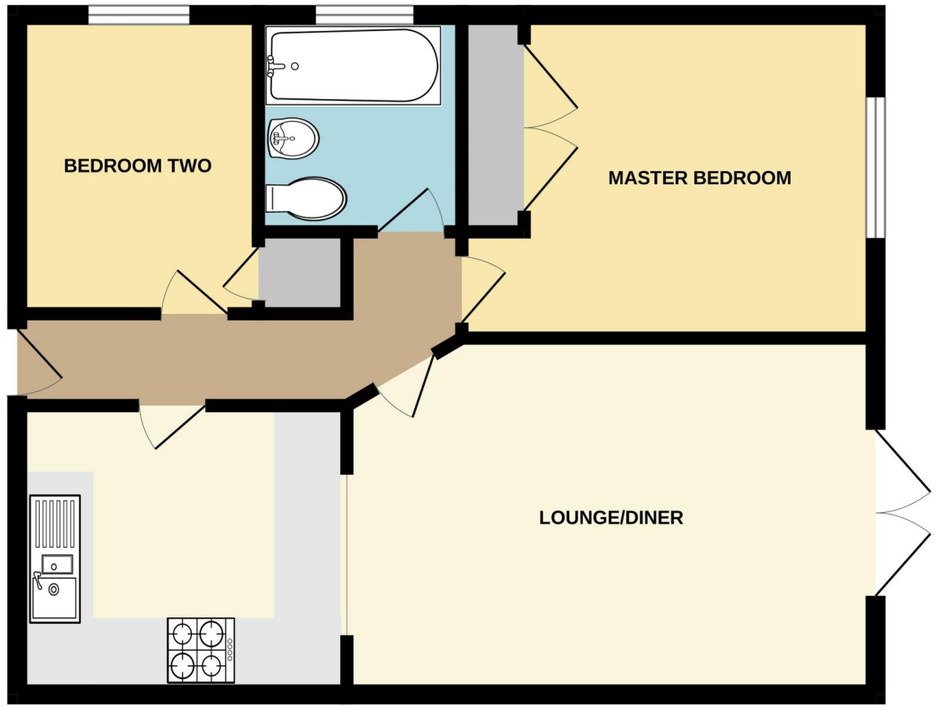
**Council Tax Band**
Band A

**Sellers Position**
No Forward Chain

**Offer Check Procedure**
If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

**Property Reference**
FP100/111125/CP/D1

GROUND FLOOR




BADGERWOOD PLACE

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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Bitterne
SO19 7RD
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Shirley
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023 8078 0787

**Woolston**
24 Portsmouth Road
Woolston
SO19 9AB
023 8039 3255

**Auction Department**
62 High Street
West End
SO30 3DT
023 8047 4274

**Lettings & Block Management**
2-4 New Road
Southampton
SO14 0AA
023 8071 0402

**Do you need an Energy Performance Certificate?**
Field Palmer are able to offer EPC services across Hampshire and the south of England.

**We can offer mortgage advice**
Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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