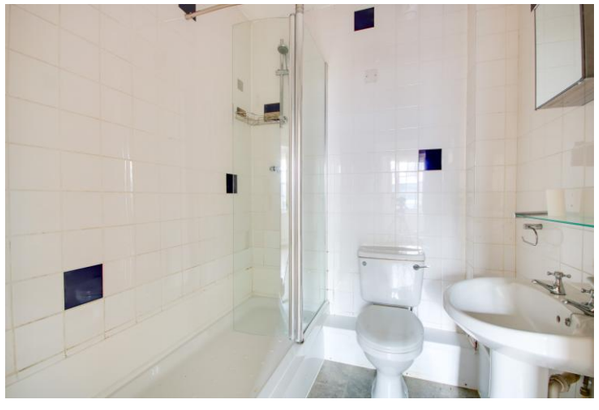




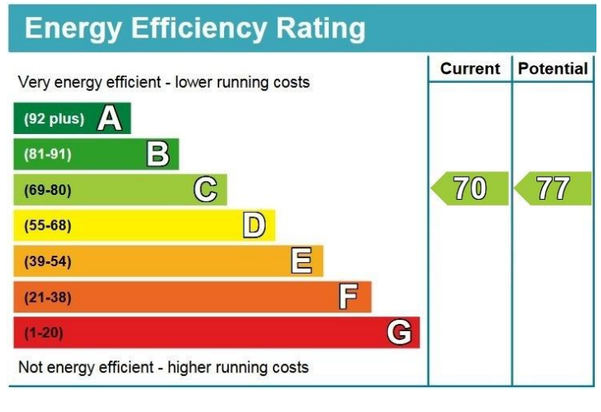












fieldpalmer ESTATE AGENTS

Bitterne
023 8042 2600



Flat 2 Westfield House, Mansbridge Road, Southampton, Hampshire, SO18 2LF

£95,000 Leasehold

Welcome to Westfield House! This one bedroom GROUND FLOOR apartment is a rarity to find within the Mansbridge area and is offered to the market with NO FORWARD CHAIN! Not only value for money this eye catching and striking 1900's building is truly stunning and is complemented by traditional sash windows wrapping around entirely as well as a communal garden to the side aspect. This property spans 345 SQUARE FEET with the accommodation consisting of an entrance hallway taking you through to a DOUBLE-ASPECT LOUNGE with solid laminate flooring. Flowing into a separate kitchen boasting plenty of work surface and cupboard space, there is an integral oven and space for a washing machine! The bedroom is a blank canvas and will comfortably fit a double bed. A modern fitted shower room with mains fed shower and stylish glass screen divide.

What's more? The property is gas central heated offers secured communal entry and would be the ideal first time buy or investment purchase with an estimated rental of £800.00pcm (subject to market conditions).

Do not miss your chance to view! Call us today to book your viewing!

Flat 2 Westfield House, Mansbridge Road, Southampton, Hampshire, SO18 2LF

£95,000 Leasehold

Entrance Hall
Textured ceiling, doors to:

Lounge/Diner
9' 7" (2.92m) x 12' 2" (3.71m)::
Textured ceiling, double glazed windows to front and side, cupboard housing boiler, radiator.

Kitchen
6' 2" (1.88m) x 12' 2" (3.71m)::
Textured ceiling, double glazed window to side, range of wall, base and drawer units with work surface over, sink and drainer inset, built in oven and gas hob with extractor fan over, space for washing machine, cupboard with space for fridge/freezer, tiled splash backs, radiator.

Master Bedroom
8' 8" (2.64m) x 8' 5" (2.57m)::
Textured ceiling, double glazed window to front, radiator.

Shower Room
Smooth ceiling, shower cubicle with mains fed shower over, WC, wash hand basin, radiator.

We are advised by the vendor the lease details are as follows:
Lease length: 999 years from 1 January 2002
Maintenance/Service Charge/Ground Rent - £65 per month

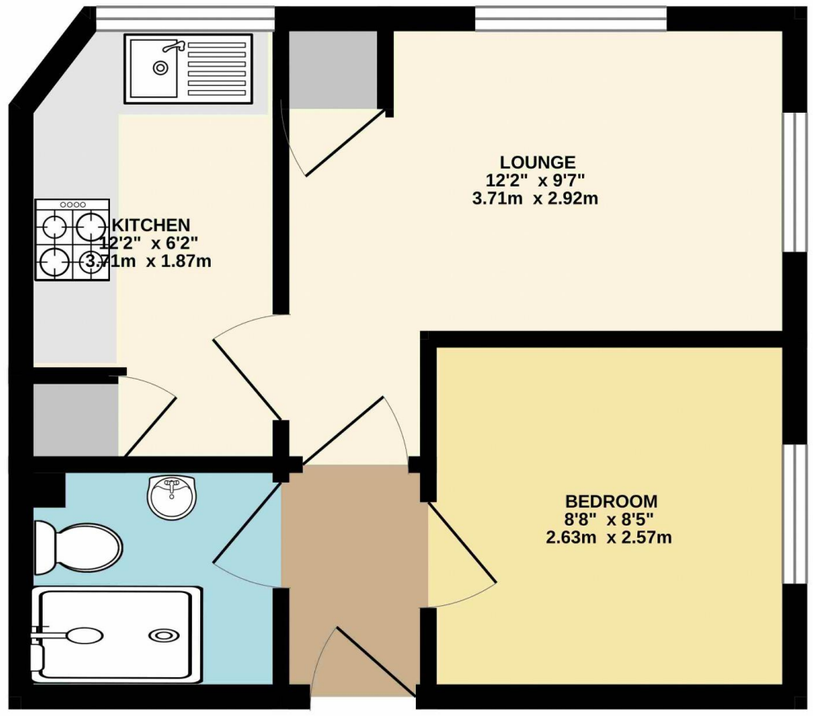
Services
Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

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.

GROUND FLOOR
290 sq.ft. (26.9 sq.m.) approx.



Bitterne
249 Peartree Avenue
Bitterne
SO19 7RD
023 8042 2600

Shirley
391 Shirley Road
Shirley
SO15 3JD
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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