



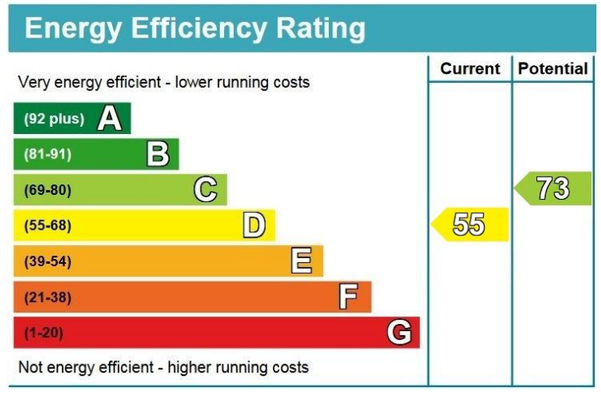












fieldpalmer ESTATE AGENTS

Bitterne

023 8042 2600



21d Ash Tree Road, Southampton, Hampshire, SO18 1LY

Offers Over £190,000 Share of Freehold

Welcome to Ashtree Road! This hidden gem nestled within the heart of Bitterne Park is simply one not to be missed. Step inside this SHARE OF FREEHOLD, two-bedroom first floor maisonette boasting a competitive SERVICE CHARGE, GARAGE AND COMMUNAL GARDEN! The accommodation consists of an entrance hallway with contrasting laminate wood flooring throughout the property. SIXTEEN-FOOT lounge diner to the front aspect, a separate fitted kitchen with an integral oven and allocated space for a freestanding washing machine and fridge freezer. Two incredibly spacious double bedrooms with the master boasting a roomy fitted storage cupboard. What's more? The property is part of a 999 YEAR LEASE, and the building has a healthy sinking fund. Sold with NO FORWARD CHAIN this property would make a superb first time buy, downsize or investment opportunity.

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Approach:
Pathway to communal door.

Entrance Hall:
Smooth ceiling, storage cupboard, cupboard housing water tank, door to:

Kitchen
7' (2.13m) x 12' 5" (3.78m)::
Smooth ceiling, double glazed window to side, a range of wall, base and drawer units with work surface over, sink and drainer inset, built-in oven and hob, space for fridge/freezer and washing machine, tiled splashbacks.

Lounge/Diner
10' 10" (3.30m) x 16' 3" (4.95m)::
Smooth ceiling, double glazed window to front, electric radiator.

Master Bedroom
11' 7" (3.53m) max reducing to 9'11" (3.02m) x 9' 11" (3.02m)::
Smooth ceiling, double glazed window to front, built-in cupboard, storage heater.

Bedroom Two
11' 6" (3.51m) x 11' 1" (3.38m)::
Smooth ceiling, double glazed window to rear, storage heater.

Bathroom :
Smooth ceiling, double glazed obscured window to side, panel enclosed bath with electric shower over, WC, wash hand basin.

Communal Garden:
Fence enclosed communal garden.

Garage:
Up and over door.

We are advised by the vendor the lease details are as follows:
Lease length: Part of a 999 year lease from 1971
Service Charge: £60 per month (including building insurance)
Ground rent: £0

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.

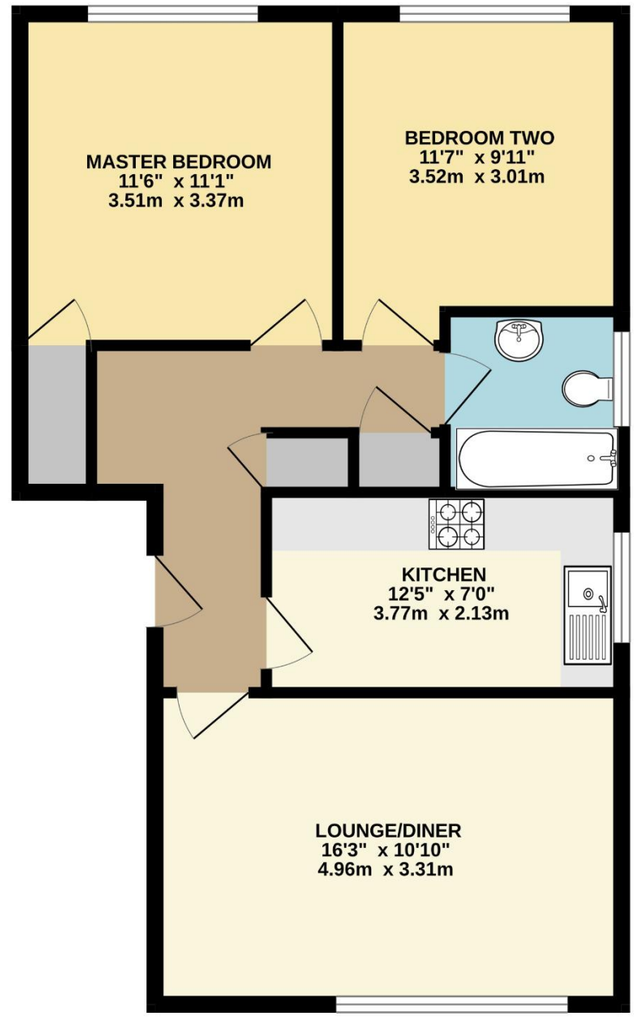
Council Tax Band
Band B

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
FP100/191026/OM/D1

FIRST FLOOR



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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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

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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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