



22, Avro Close, Southampton, SO15 4AE
No Onward Chain £200,000

A 2 bedroom ground floor apartment situated within a purpose built block of flats conveniently located. The accommodation on offers a welcoming entrance hallway, spacious lounge, modern fitted applianced kitchen, two double bedrooms with an ensuite to master and a full family bathroom.

ESTATE AGENTS LETTING AGENTS PROPERTY MANAGEMENT AUCTIONEERS VALUERS PLANNING & DEVELOPMENT CONSULTANTS

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The property is accessed via a communal front door to an entrance hallway. The subject apartment is located on the ground floor and accessed by a six panelled door.

Entrance Hallway

Textured ceiling, coving, two ceiling light points, single panel radiator, wooden style flooring. Wall mounted 'Potterton' heating control thermostat and security entry com system. A cupboard opens providing useful storage and shelving, a second door opens and houses a hot water cylinder with slatted linen shelving over.

All internal doors are of a six panel design.

Lounge 12'8" x 15'1" (3.88 x 4.62)

Textured ceiling with coving, ceiling light point, upvc double glazed window to the front aspect, double panel radiator, provision of power points and a television point.

From here an opening leads through into the kitchen



Kitchen 10'8" x 6'3" (3.26 x 1.92)

Textured ceiling, ceiling light point, extractor fan, upvc obscure glazed window to the side aspect, wooden style flooring.

The kitchen is fitted with a range of low level 'Beech' effect cupboard and drawer base units, heat resistant worksurface with an inset stainless steel sink unit with bowl, drainer and a mono block mixer tap over, four burner gas hob with a stainless steel extractor hood over. Electric fan assisted oven, integrated fridge / freezer, 'Indesit' washing machine, integrated full sized dishwasher. Wall mounted 'Potterton' boiler.



Bedroom 1 12'7" x 8'7" (3.84 x 2.63)

Textured ceiling, ceiling light point, upvc double glazed window to the front aspect, single panel radiator, provision of power points and television point. This room benefits from a fitted wardrobe providing a good degree of hanging rail and storage.

A six panel door opens to an ensuite shower.



Ensuite 5'1" x 5'0" (1.56 x 1.53)

Textured ceiling, ceiling light point, extractor fan, linoleum floor covering, single panel radiator, pedestal wash hand basin, wall mounted shavers point, wc, shower enclosure with a glass and chrome sliding doors with thermostatic shower valves within.



Bedroom 2 11'8" x 7'4" (3.56 x 2.24)

Textured ceiling, ceiling light point, upvc double glazed window to front aspect, single panel radiator, provision of power points and telephone point.



Bathroom 6'3" x 6'9" (1.91 x 2.08)

Textured ceiling, ceiling light point, extractor fan, linoleum floor covering, single panel radiator. Fitted with a three piece bathroom suite comprising pedestal wash hand basin, low level wc, panelled bath with a glass and chrome shower screen over and thermostatic shower. Tiled to half height and to full height within the bath area. Wall mounted electric shavers point.



Parking

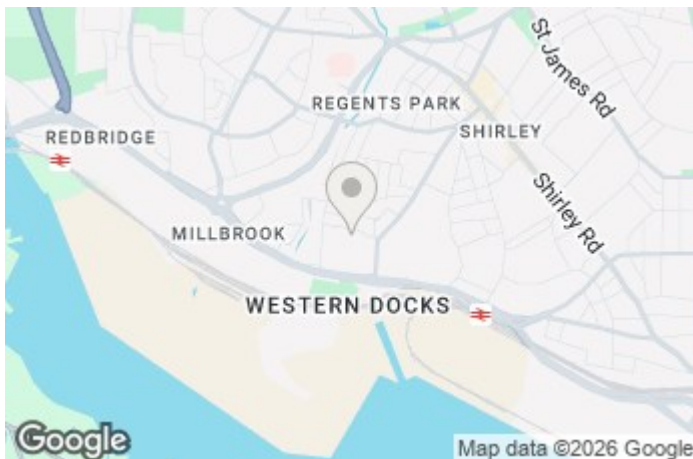
The property benefits from an allocated parking space

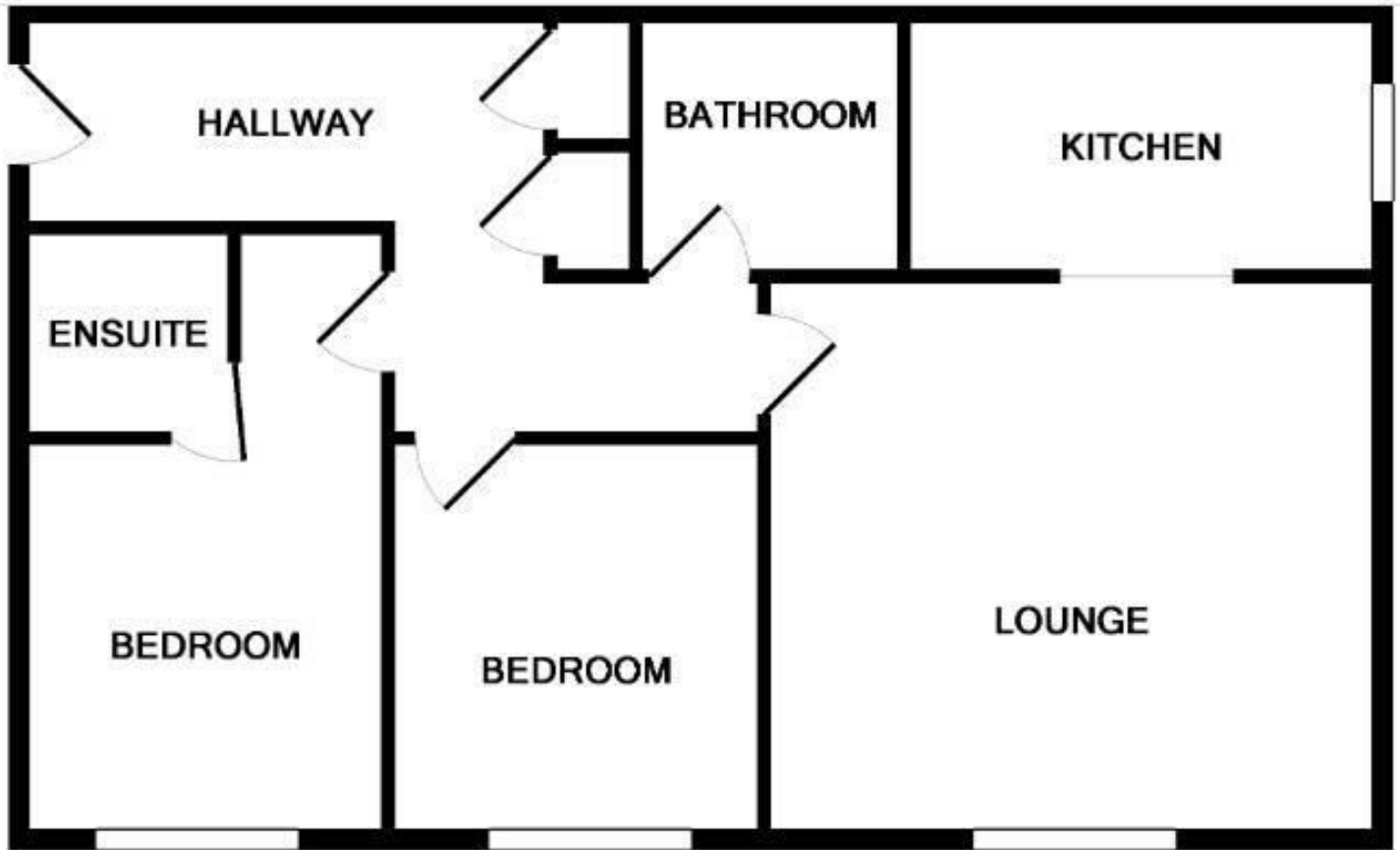
Tenure

999 years from 1 August 2002, Remaining 976 years

Ground rent TBC

Service charge TBC





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	78	79

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		