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**MANNS**  
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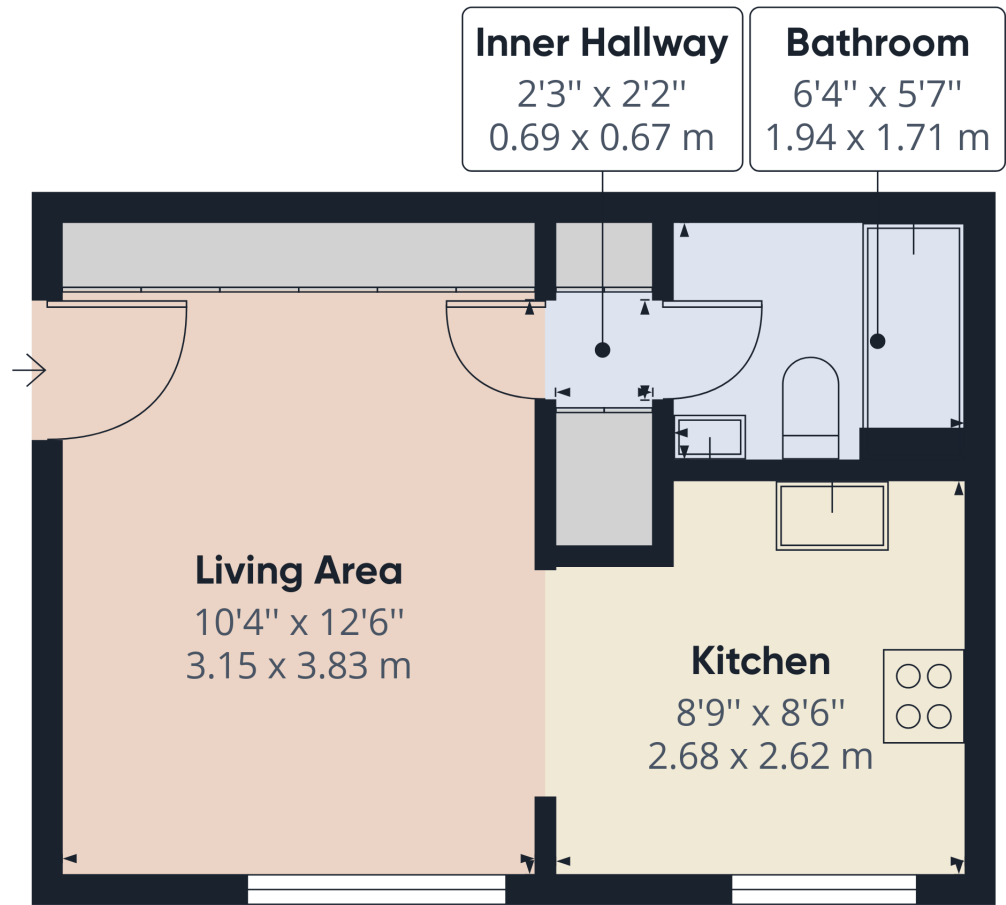
## GRIFFON CLOSE, BURSLEDON, SOUTHAMPTON, SO31 8HA



**OPPORTUNITY TO ACQUIRE THIS FIRST FLOOR STUDIO APARTMENT SITUATED IN A POPULAR CUL-DE-SAC. THE PROPERTY IS WITHIN CLOSE PROXIMITY OF LOCAL AMENITIES AND BENEFITS FROM ALLOCATED PARKING. OFFERED WITH NO FORWARD CHAIN, VIEWING IS RECOMMENDED.**

**Offers in Excess of £95,000 Leasehold**

This purpose built, first floor studio apartment is set in a popular cul-de-sac, close to Tesco Extra Bursledon and Lowford village, which offers a range local shops, a café and a library. The property benefits from allocated parking and is ideally located close to junction 8 of the M27. The nearby bus stop offers regular services into the cities of Southampton and Portsmouth; Bursledon Railway Station is only approximately 1.5 miles away. The property comprises of a reception room, kitchen and a bathroom.



Approximate total area<sup>(1)</sup>  
266.48 ft<sup>2</sup>  
24.76 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Externally

Allocated parking space in shared car park. The property is accessed via steps with a metal balustrade. The canopied walkway is shared with one neighbouring dwelling. External electrical meter cupboard.

## Internally

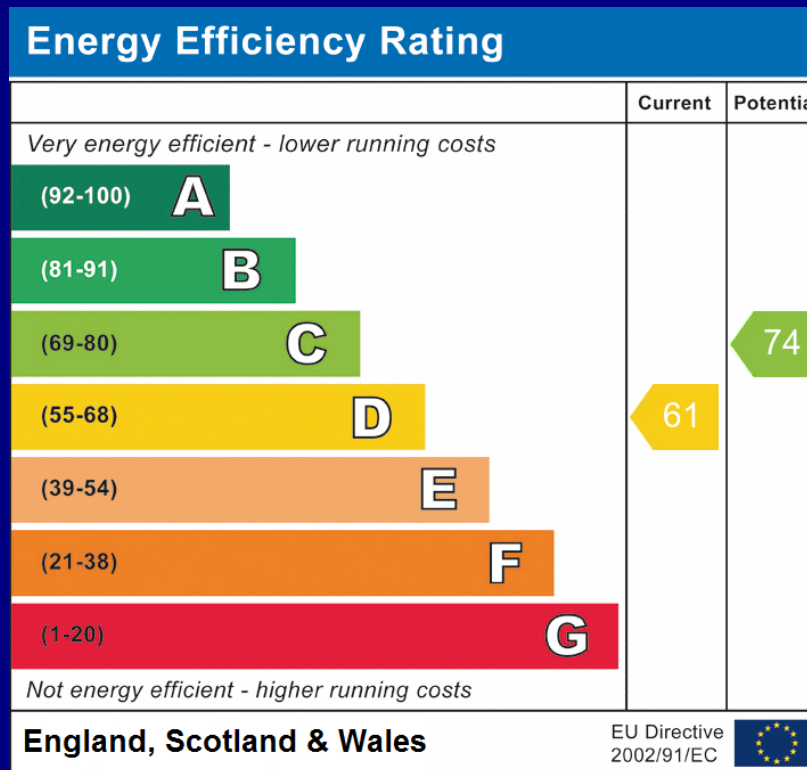
**Living Area (3.90M plus recess x 3.15M)** – Hardwood door into property. Single glazed window to the front elevation. Storage heater, TV point and ample power points. Fitted bed system consisting of a pull-out double bed, wardrobes, and overhead lockers. Laminate flooring. Textured ceiling with a ceiling light. Doorway into the bathroom. Opening into:

**Kitchen (2.70M x 2.66M maximum measurements)** – Single glazed window to the front elevation. Comprising of wall and floor mounted units with rolltop worksurface over. Tiled to principal areas. Stainless steel sink and drainer with hot and cold taps. Space for a washing machine and space for an electric cooker. Further appliance space for a under counter fridge. Small breakfast bar area. Wall mounted electric heater. Laminate flooring. Textured ceiling with a ceiling light.

**Inner Hallway** - Two cupboards, one housing the and hot water tank, the offer providing shelving and hanging space. Textured ceiling with a ceiling light. Door into:

**Bathroom** – Panel enclosed bath with an electric shower over. Glass shower screen. WC. Wash hand basin with hot and cold taps. Laminate flooring. Electric heater. Textured ceiling with a ceiling light, loft hatch and extractor fan.





**COUNCIL TAX BAND: A**

**Eastleigh Borough Council**

**UTILITIES: No gas, mains electricity and mains sewerage**

**LEASE: 999 years from 1st January 1980. Peppercorn ground rent.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

***Please be aware there may be restrictions on lending due to the size of the property. We strongly recommend any potential purchaser carries out their own due diligence enquiries with their lender prior to viewing or proceeding with an offer.***

**Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)**



**1 & 2 Brooklyn Cottages  
Portsmouth Road  
Southampton  
SO31 8EP**



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.