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MANNS
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VIEWINGS AVAILABLE 7 DAYS A WEEK
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PROVIDENCE HILL, BURSLEDON, SOUTHAMPTON



MANNS AND MANNS ARE DELIGHTED TO OFFER THIS TOP FLOOR TWO BEDROOM APARTMENT SITUATED IN A POPULAR GATED DEVELOPMENT. THE PROPERTY BENEFITS FROM COMMUNAL GROUNDS AND AN ALLOCATED PARKING SPACE. VIEWS OVER THE SOLENT AND ISLE OF WIGHT. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS PROPERTY.

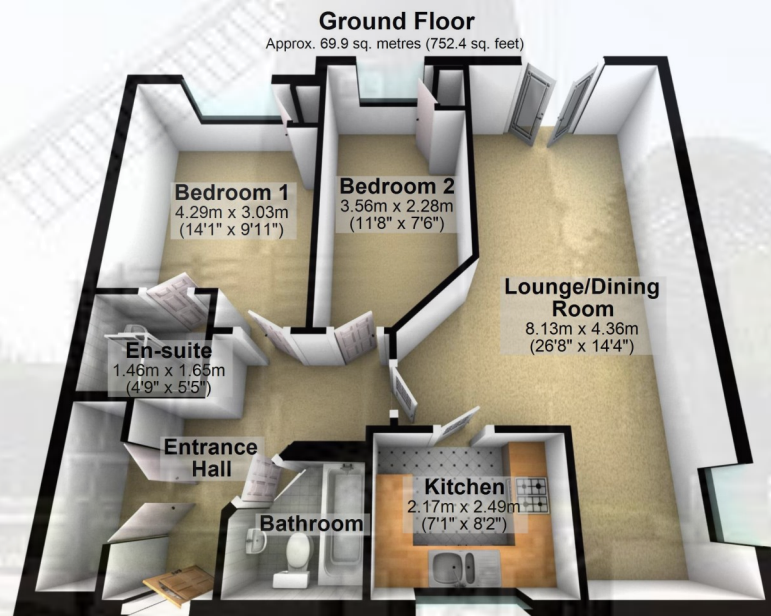
Offers in Excess of £200,000 Leasehold

This lovely modern two bedroom purpose built apartment was built in approximately 2005 and comprises of gas fired central heating and UPVC double glazing throughout. The property is situated in a popular area of Bursledon and comprises of; lounge/diner, kitchen, bathroom and two bedrooms, with the master bedroom benefitting from an ensuite. Outside there are communal gardens, allocating parking and parking for visitors. With no forward chain, this would be an ideal investment purchase or for a first time buyer. An early viewing is highly recommended.

Local Area

The local area is renowned for its outstanding natural beauty. There is a nearby conservation area on the banks of the River Hamble with local parkland, sailing facilities and marinas. Bursledon Primary school, shops and access to the M/A27 are also nearby. Old Bursledon has a historic church 'St Leonards' and there is an array of local eating and drinking establishments, which include the Jolly Sailor and the Fox and Hounds. There are still many village community activities, one of which is the annual regatta on the River front with fireworks and water related competitions. There are also many sailing groups and children's activities nearby.

Hamble School is the nearest secondary school, which now have a swimming pool open to the public. The immediate area also enjoys local produce which includes Pickwell's farm. Summer time is a favourite to the local community for strawberry and general berry picking. Hedge End is also only a few miles away, which has an extensive range of shops. There is local bus services and a train station.



Total area: approx. 69.9 sq. metres (752.4 sq. feet)

Please note that this floorplan is to be used as a guide only and that the measurements taken are not guaranteed to be accurate. To satisfy yourself with the size of the rooms we suggest arranging a viewing at the property with a Manns and Manns representative. Please also note that the floor plans take internal walls into consideration. This means some floor areas although very similar in size may differ due to this
Plan produced using PlanUp.

FRONT OF PROPERTY The accommodation is within a gated development with secure entry system. Lift to all floors, communal gardens, allocated parking bays and additional parking for visitors.

HALLWAY Smooth plastered ceiling, security entry phone, large double cupboard, thermostat control, radiator, smoke alarm, ample power points and doors to all principal rooms.

LOUNGE / DINER (8.13M x 4.36M) Smooth plastered ceiling with three ceiling lights, UPVC French doors with Juliette balcony, UPVC double glazed window to the side elevation, two double radiators, ample power points, TV and telephone point and two wall lights.

KITCHEN (2.49M x 2.17M) Smooth plastered ceiling with four down lighter, double glazed UPVC window to the front elevation. Matching wall and floor mounted units with roll top work surface over, integrated oven with four ring gas hob and extractor hood over, stainless steel sink and drainer with mixer tap. Space and plumbing for a washing machine, tiled to principle areas and vinyl floor covering.

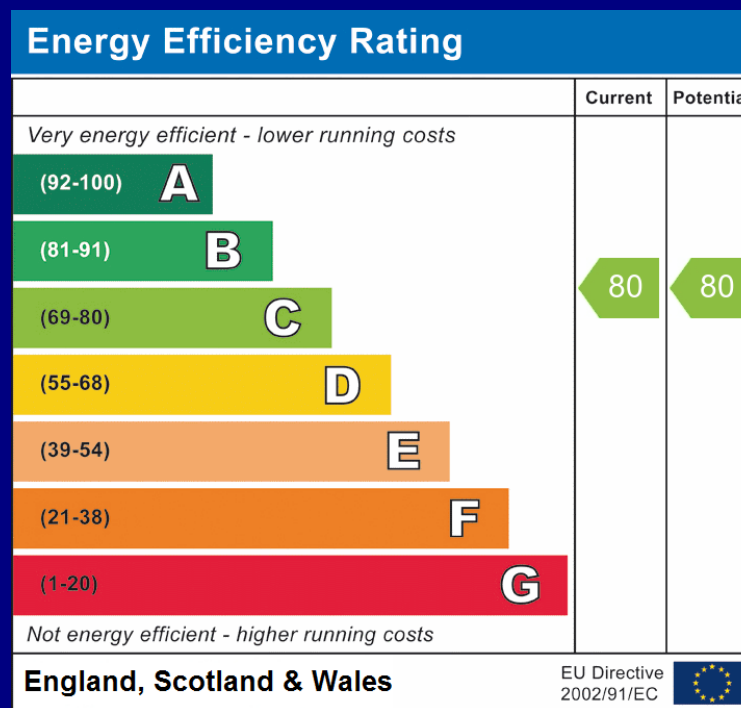
BEDROOM ONE (4.29M x 3.03M) Smooth plastered ceiling with double glazed UPVC window to the rear elevation, ample power points, TV point, fitting cupboard with hanging rail and shelves. A double bed with matching bedside table and chest of drawers and door leading to:

ENSUITE Smooth plastered ceiling with extractor fan and light. Walk in shower cubicle, tiling to principle areas, wash hand basin and WC. Fitted mirror, shaver point, radiator and vinyl flooring.

BEDROOM TWO (3.56M x 2.28M) Smooth plastered ceiling, double glazed UPVC window to the rear elevation. Fitted cupboard housing the glow worm boiler, radiator and ample power points.

BATHROOM Smooth plastered ceiling with extractor fan and light. Panel enclosed bath with shower attachment over, WC and wash hand basin. Tiled to principle areas, radiator, fitted mirror, shaver point and vinyl floor covering.





COUNCIL TAX BAND B

REF: NG / 2951

Viewings strictly by appointment with Manns and Manns only.

To arrange a viewing please contact us on 02380 404055

Lease from 2004 for 100 years

Maintenance/ Building Insurance: £1632.16 per annum

Ground Rent: £150 per annum

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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.