



# ESOTERIC ESTATES

PUTTING YOUR HOME IN THE BEST LIGHT

## 2 Bedroom Flat for Sale - Offers in Excess of £134,950

The Oaks, Merryoak, Southampton, SO19 7RP



### KEY FEATURES

- No Onward Chain
- Ideal FTB or Investment Opportunity
- Refitted Kitchen
- Large 4.5m x 4m Lounge
- Double Glazing
- Allocated Parking
- 175 Year Lease

## Description

Esoteric Estates are pleased to be offering for sale this two bedroom ground floor flat that is an ideal first time buyer or investment opportunity. The property is in good order, and has recently had a new kitchen and oven installed.

## Ground Floor

**Communal Entrance** - Door to inner hallway. Main door to:

**Entrance Hall** - Wall mounted electric heater. Wall mounted entry phone. Doors to; storage cupboard, airing cupboard, kitchen, lounge, bathroom, and bedrooms one and two.

**Lounge** - 14' 9" x 12' 10" (4.5m x 3.92m) Double glazed window to the rear aspect. Wall mounted electric heater.

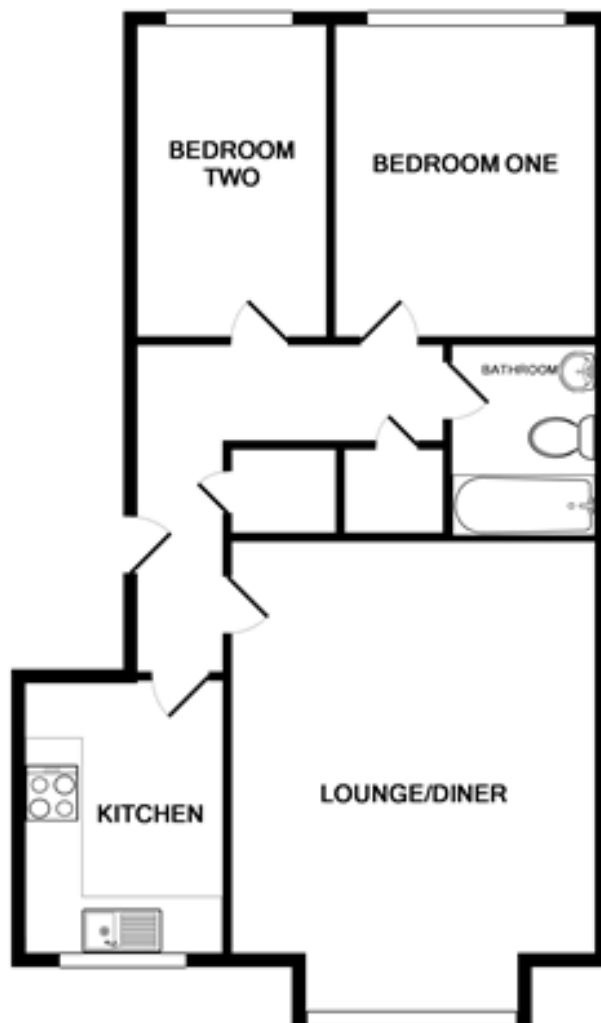
**Kitchen** - 9' 11" x 7' 4" (3.04m x 2.26m) Double glazed window to the side aspect. Range of wall and base mounted units with roll edge worktops over. Complimentary tiling to splashbacks. Built-in oven with hob and extractor over. Spaces for; wasing machine, and fridge freezer.

**Bedroom 2** - 11' 5" x 6' 10" (3.48m x 2.1m) Double glazed window to the front aspect. Wall mounted electric radiator.

**Bedroom 1** - 11' 5" x 9' 5" (3.49m x 2.89m) Double glazed window to the front aspect. Wall mounted electric heater.

**Bathroom** - Vanity inset wash hand basin. WC. Panel enclosed bath with wall mounted shower over. Tiling to splashbacks. Electric heater. Extractor.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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### Additional Information

Council Tax Band: A

Recently renewed lease with 175 years now remaining. Ground rent is £75 per annum, increasing every 15 years by either £75 or the RPI whichever is greater. The £75pcm covers external maintenance, ground rent, gardening, and buildings insurance.

### Energy Efficiency



