



# ESOTERIC ESTATES

PUTTING YOUR HOME IN THE BEST LIGHT

## 2 Bedroom Flat for Sale - Offers in Excess of £155,000

Seaweed Close, Southampton, SO19 9BY



### KEY FEATURES

- Two Bedroom First Floor Apartment
- Sea View
- En-Suite to Master Bedroom
- Communal Gardens
- Allocated Parking

ESOTERIC ESTATES

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## Ground Floor

**Outside** - Allocated parking space for one car, with visitor bays also available. Bin storage to side and grass surrounding main entrance. Access to a communal grass garden with a communal brick storage shed.

**Communal Entrance** - Accessed via main door. Secure entry system. Individual secure mail boxes to the side and stairs to the first floor to the right.

## First Floor

**Entrance Hall** - Neutral decor. Doors to: Bathroom, Bedrooms 1 and 2, Storage Cupboard and Living Room.

**Family Bathroom** - 6' 6" x 6' 5" (1.99m x 1.97m) Neutral decor with tiling to walls around bath and WC area. Plain plastered ceiling. Obscured double glazed window to the rear aspect. Bath with wall-mounted shower. Hand basin with mounted medicine cabinet above.

**Master Bedroom** - 15' 7" x 8' 7" (4.75m x 2.63m) Double glazed window to rear aspect. Grey wooden panelled flooring. Gas central heating wall-mounted radiator. Plain plastered ceiling. Door to en-suite.

**En-suite** - 5' 1" x 6' 0" (1.56m x 1.85m) Linoleum floor. Half-tiled wall. Shower cubicle with wall-mounted shower head. WC and hand basin. Medicine cabinet mounted above hand basin.

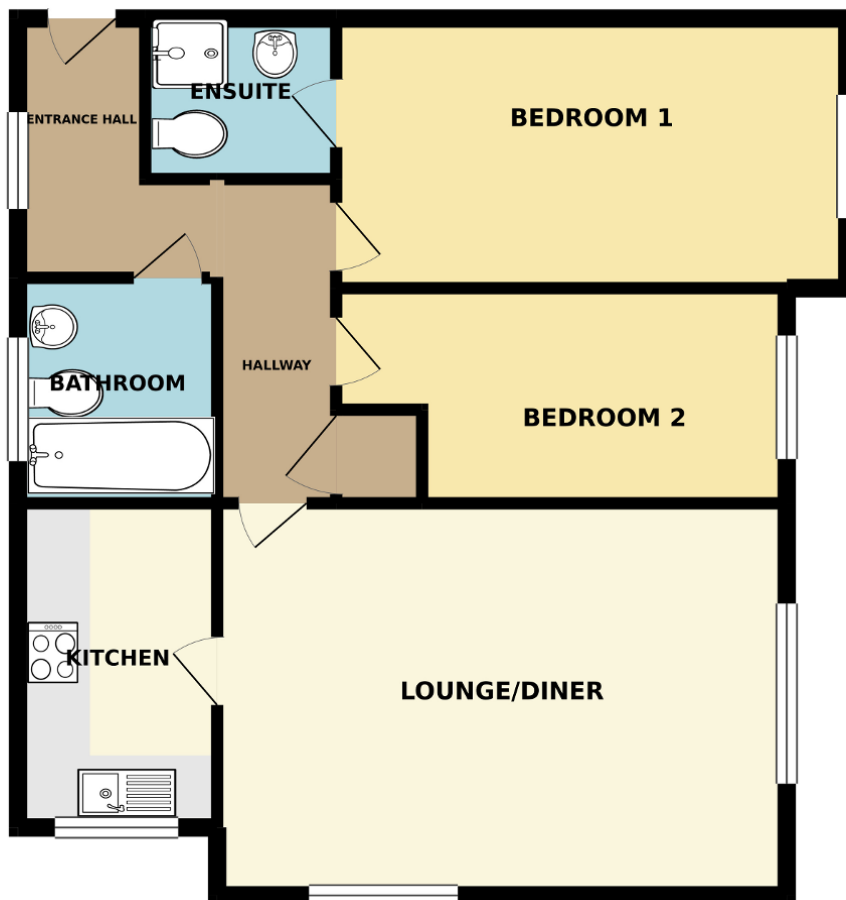
**Bedroom 2** - 13' 7" x 6' 10" (4.15m x 2.11m) Secondary glazed window to the rear aspect. Wall-mounted gas radiator. Wooden panelled floors.

**Living Room** - 17' 6" x 11' 9" (5.35m x 3.6m) Double windows to rear and side aspect. Wall-mounted radiator. Plain plastered ceiling. Panelled wooden flooring. Doorway to kitchen. Spotlights fixed along edges of ceiling.

**Kitchen** - 6' 5" x 9' 6" (1.96m x 2.92m) Renovated approximately one year ago. Breakfast bar affixed to wall. Plain plastered ceiling. Double glazed window. Tiled backsplash along walls. Range of wall and base mounted units with roll top worktops over. Recently installed built-in oven with gas hob and extractor overhead. Boiler affixed to wall.



GROUND FLOOR 64.08 sq. m.  
( 689.75 sq. ft. )



TOTAL FLOOR AREA : 64.08 sq. m. ( 689.75 sq. ft. ) approx.

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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### Additional Information

Council Tax Band: A

Lease Length: 108 years left

Ground Rent: £150 per year

Service Charge: £1200-£1300 per year (variable)