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# Waterhouse Lane, Southampton

## Offers In Excess Of £190,000



This beautifully presented two-bedroom flat, located in the Freemantle area of Southampton, offers a functional layout combined with an inviting atmosphere, making it ideal for first-time buyers and small families alike.

Upon entry, you are welcomed by a well-proportioned hallway, there is also a convenient storage space. The property then opens into a thoughtfully designed reception room, offering ample space for both living and dining. Adjacent is a bright and modern kitchen, fitted with stylish fixtures, appliances, and generous storage.

To the rear of the property are two impressive double bedrooms, both enhanced by attractive bay windows that allow for plenty of natural light, along with ample built-in storage to finish.

Externally, the property benefits from a secluded patio area, perfect for outdoor entertaining or relaxing. In addition, there is a well-appointed private off-road parking space, conveniently located to the rear.

This attractive home combines comfort, style, and practicality in a well-connected location, making it a fantastic opportunity not to be missed.

Tenure Type;

Leasehold Years remaining on lease; 146 Years Approx.

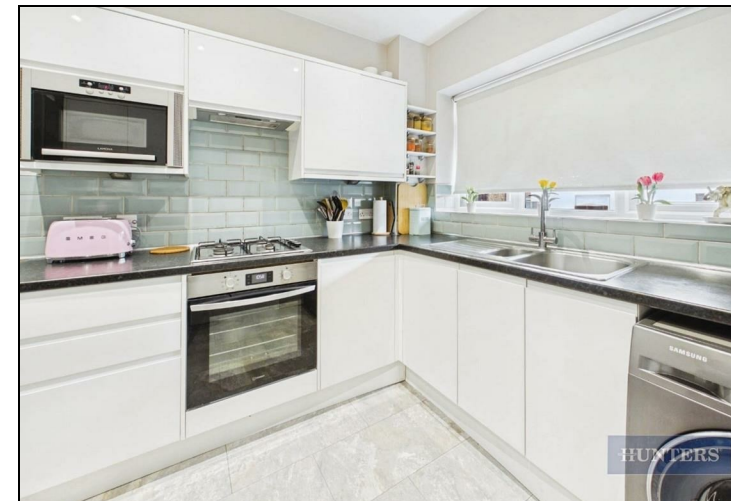
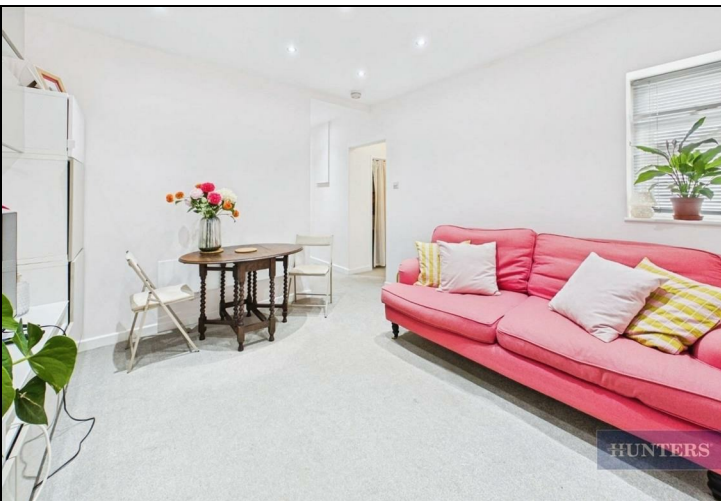
Annual Service Charge Amount: £0 per annum

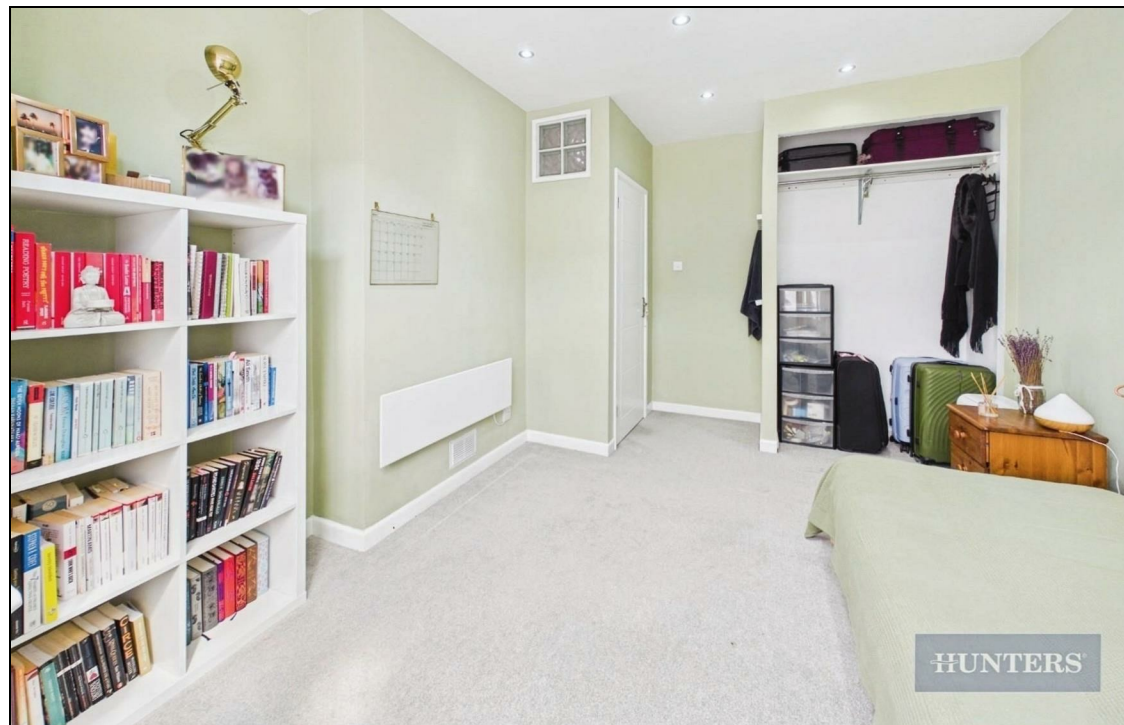
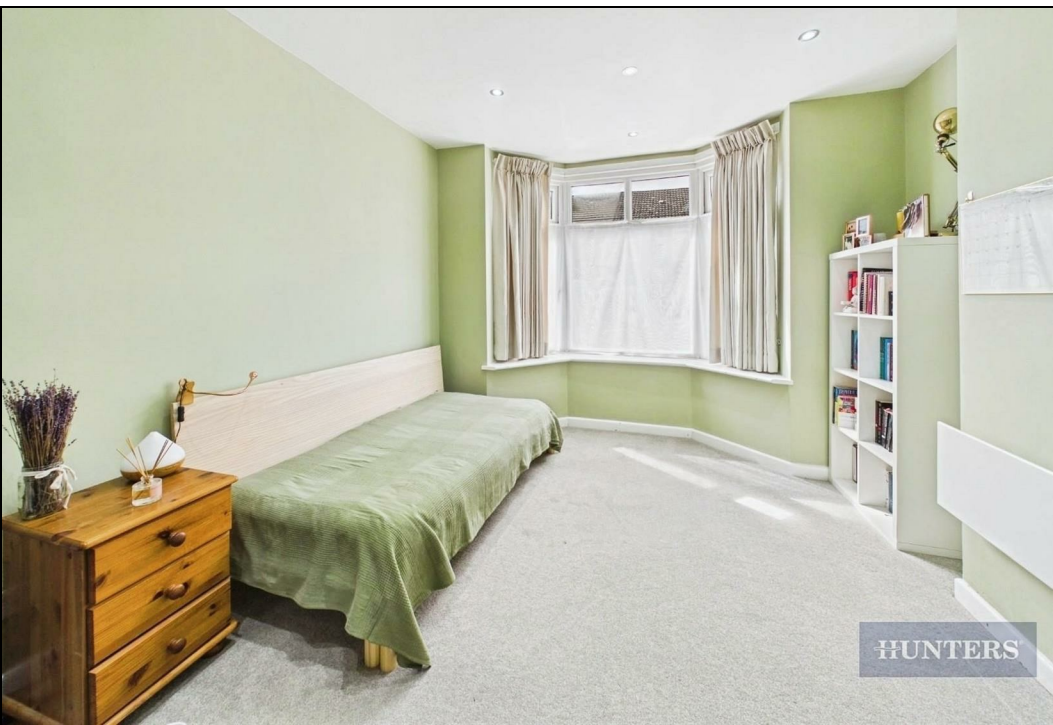
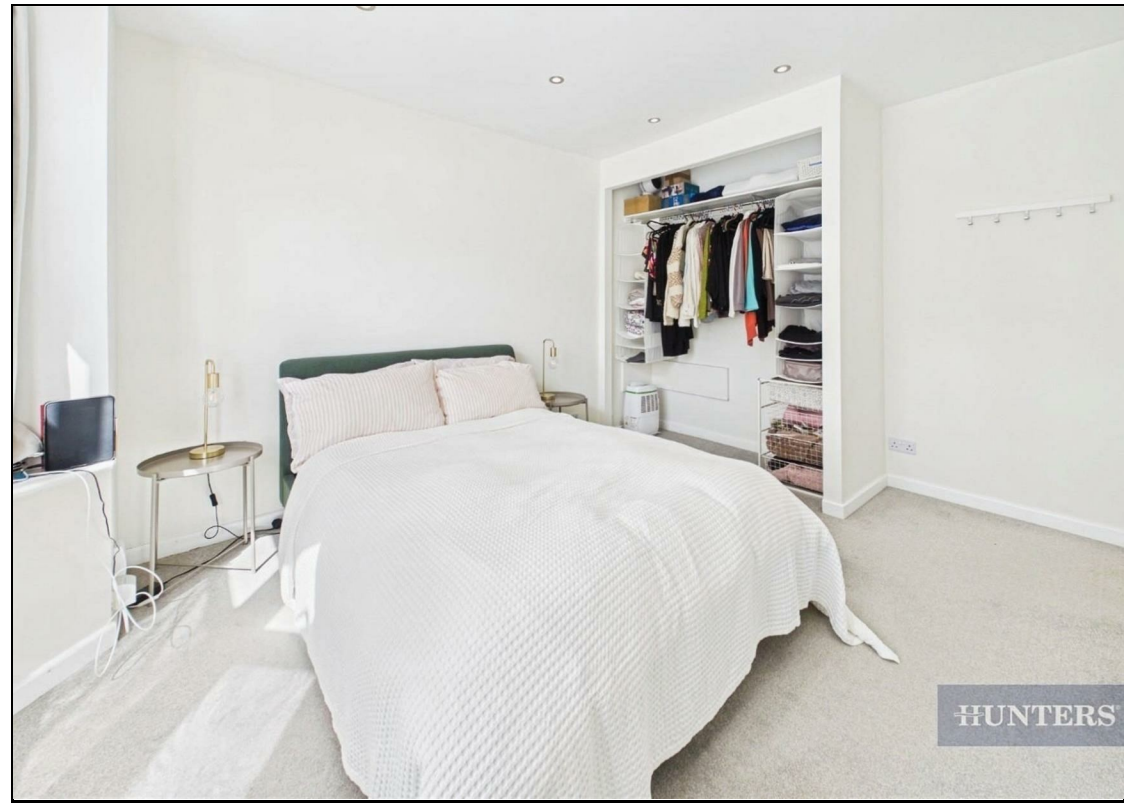
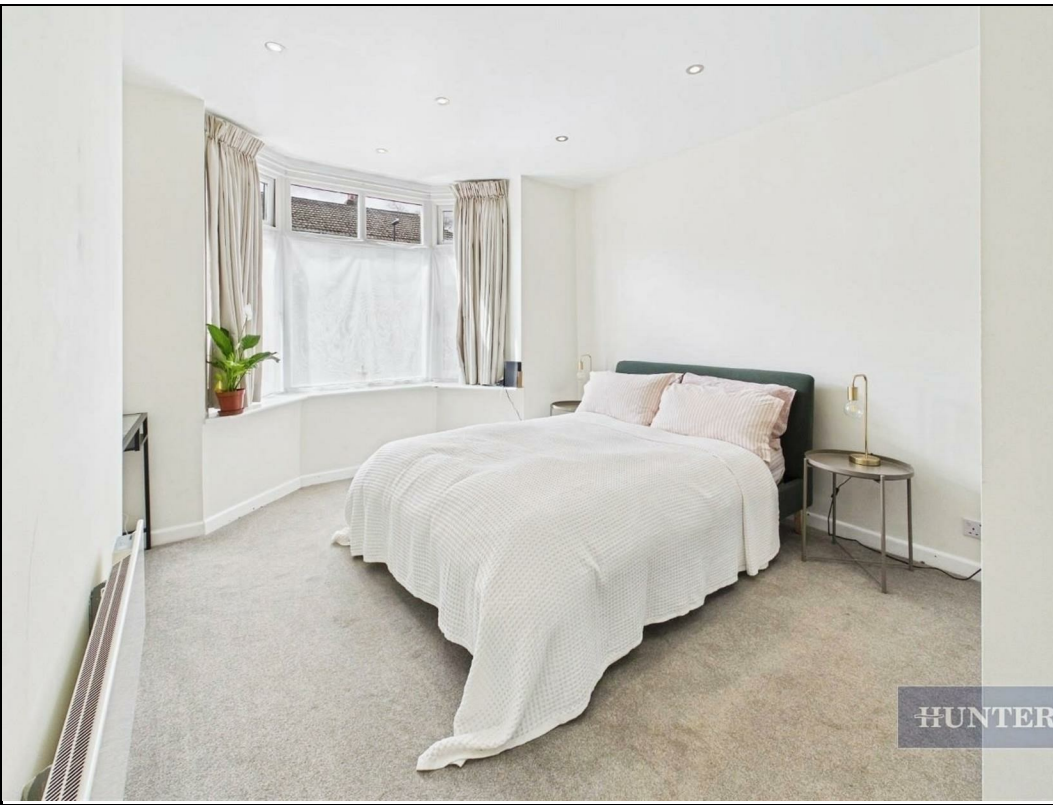
Ground Rent: Peppercorn

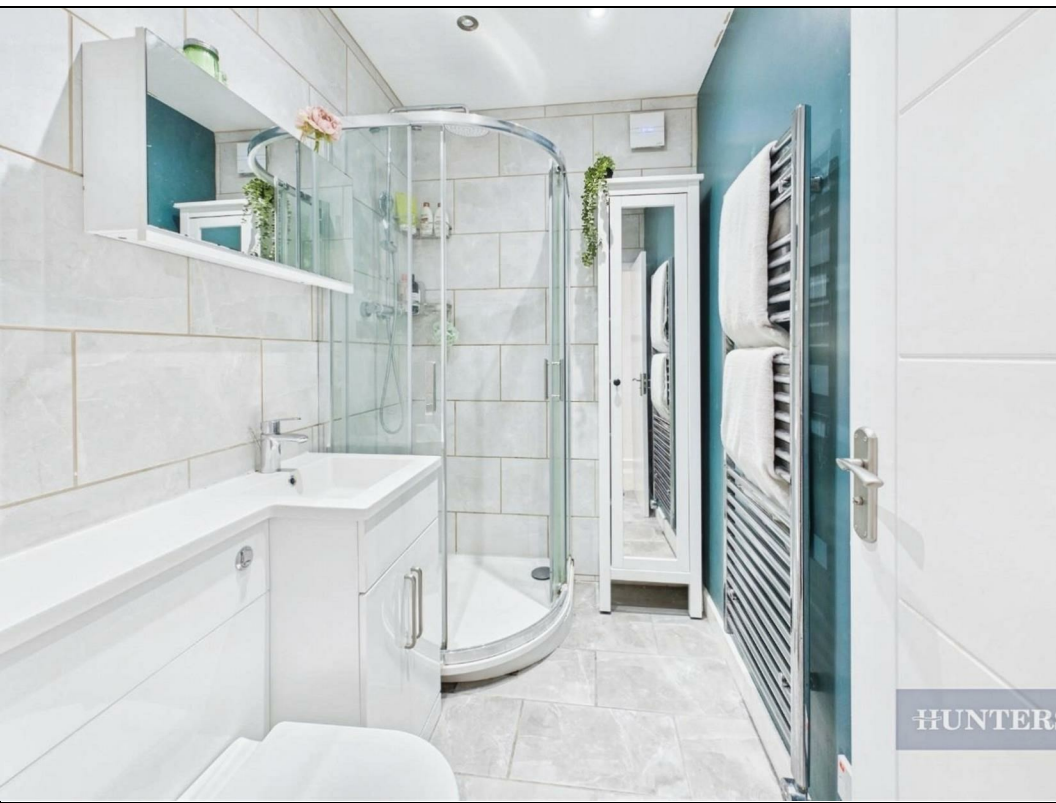
Council Tax Banding; A

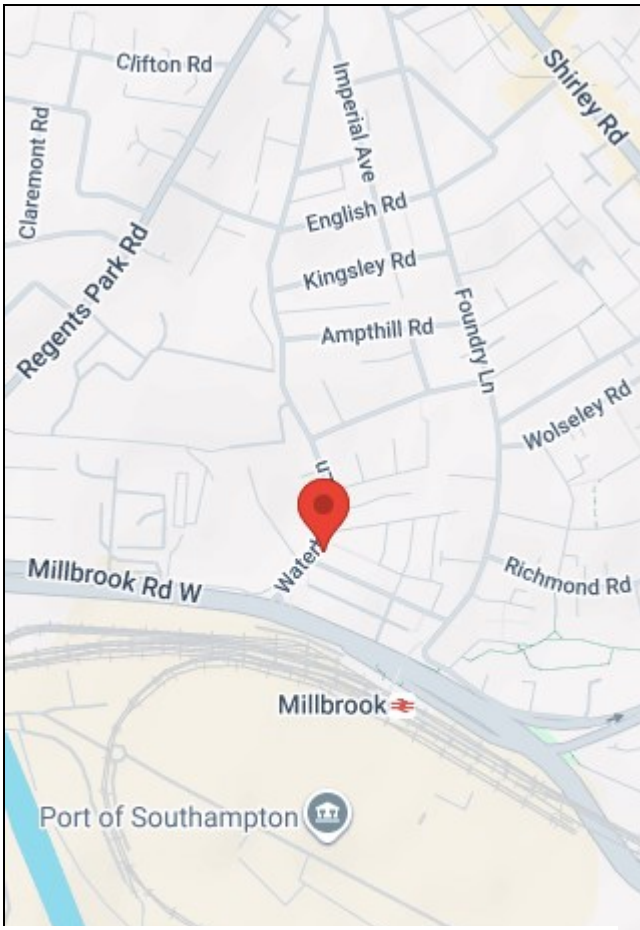
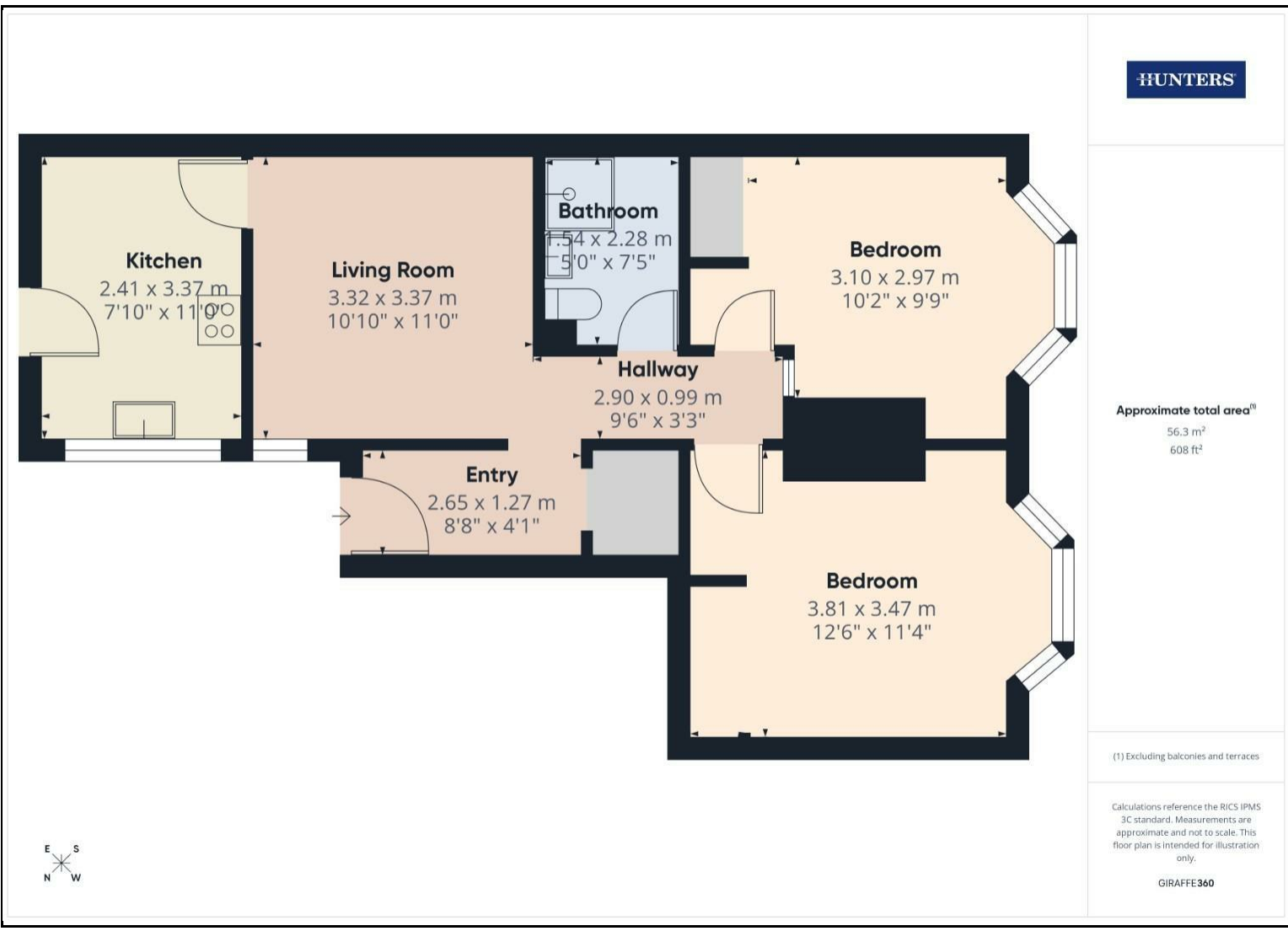
## KEY FEATURES

- Two Bedroom
- Open Plan Kitchen
- Integrated Appliances
- Close to Public Transport
- Close to M3 and M27
- Well finished bathroom
- Close to Freemantle
- Large garden space
- one private off-road parking space
- Electric and Gas









Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>67</b>
	<b>36</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

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

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