

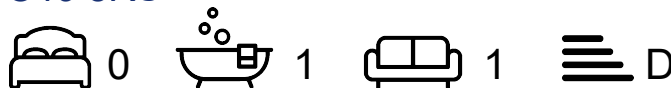
HUNTERS[®]

HERE TO GET *you* THERE



Duncan Court, Anson Drive, Southampton, SO19 8RS

Asking Price £75,000



This studio flat in Sholling with allocated parking space is a great investment or, perfect for a first-time buyer. The property consists of a hallway, storage cupboard, open plan kitchen and lounge/bedroom area, bathroom with electric shower over the bath. The property benefits further from double glazing and electric heating.

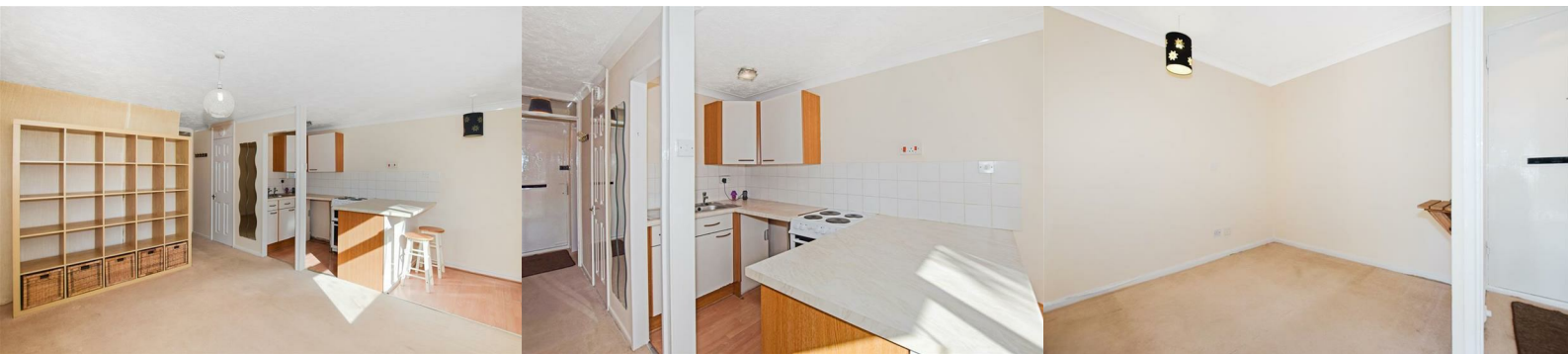
The location of this property is ideal with convenient access to Southampton City Centre and also benefits with local amenities nearby. This property is also a short drive away from the motorway, meaning commuting to work or travelling elsewhere is the least of your worries.

This studio flat has a tenant in-situ.

Lease: 953 Years Remaining Approx.

Ground Rent: Included in the Service Charges,

Service Charge : £1,160 Per Annum. We understand that there is a 50% discount for prompt payment of the six monthly instalments.



STUDIO ROOM

Range of eye and base level units with space for washing machine and fridge/freezer. Stainless steel sink and free standing cooker. Window to rear aspect, wall mounted heater, storage cupboard, media and power points.

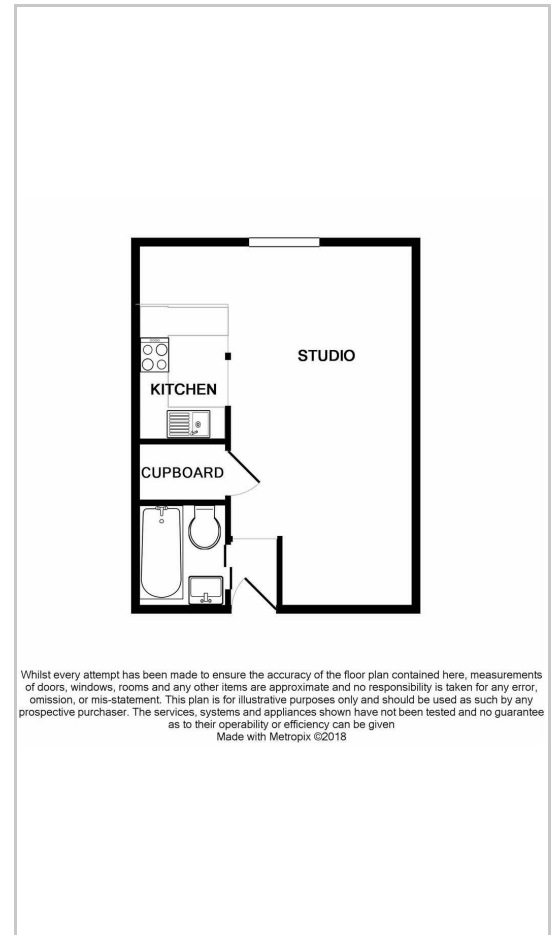
BATHROOM

Three piece suite comprises bath with shower over, WC and sink. Tiled splash back and medicine cabinet.

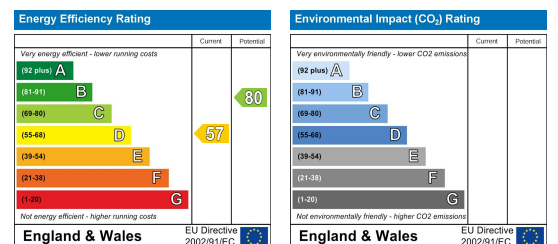
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

35 Bedford Place, Southampton, SO15 2DG

Tel: 02380 987720 Email: southampton@hunters.com <https://www.hunters.com>