



## 47 Grosvenor Road

Southampton, SO17 1RX

Asking Price £175,000



- Two Bedrooms
- Ideal First Time Buy/Investment
- No Forward Chain
- 990 Year Lease

- 1st Floor Apartment
- Residents Parking
- Sought After Location
- Easy Access To High Street

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Offered with no forward chain sits this spacious two bedroom 1st floor apartment in the desirable area of Highfield with easy access to Portswood High street and Southampton University. The property comprises two bedrooms, spacious living room, shower room and residents parking.

### Entrance Hall

Electric storage heater, laminate flooring, intercom, entry phone, door to:

### Living Room

15'1" x 10'2" (4.60m x 3.10m)

Double glazed window to rear aspect, electric storage heater, fitted carpet, TV point.

### Main Bedroom

11'2" x 8'7" (3.40m x 2.62m)

Double glazed window to rear aspect, laminate flooring.

### Bedroom 2

8'6" x 6'7" (2.59m x 2.01m)

Double glazed window to side aspect, electric storage heater, laminate flooring.

### Kitchen

10'4" max x 8' (3.15m max x 2.44m)

Fitted with a range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, for cooker with pull out extractor hood over, double glazed window to side aspect, tiled flooring.

### Shower Room

Fitted with three piece suite comprising tiled shower enclosure with electric shower over, fitted wash hand basin and low-level WC tiled surround, tiled flooring, open plan to airing cupboard housing hot water tank..

### Communal Grounds

Allocated residents parking, communal gardens.

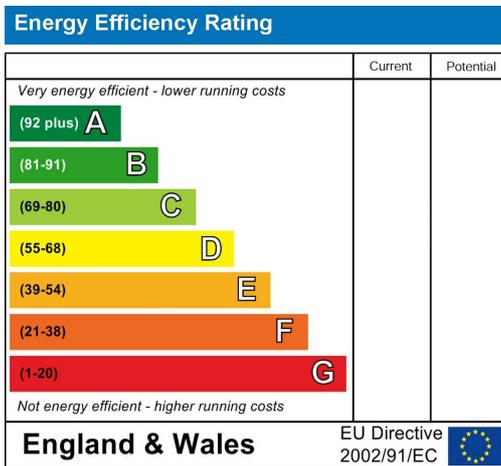
Floorplan

First Floor





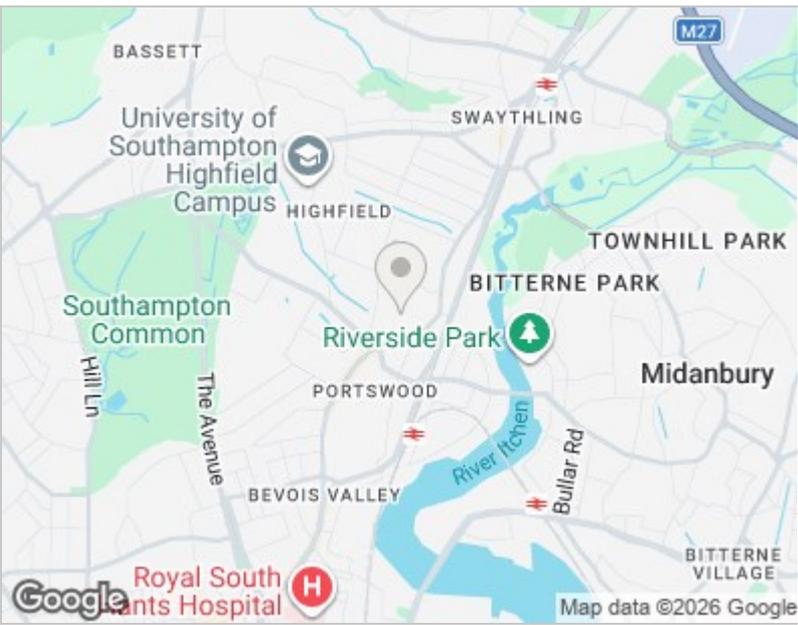
## Energy Efficiency Graph



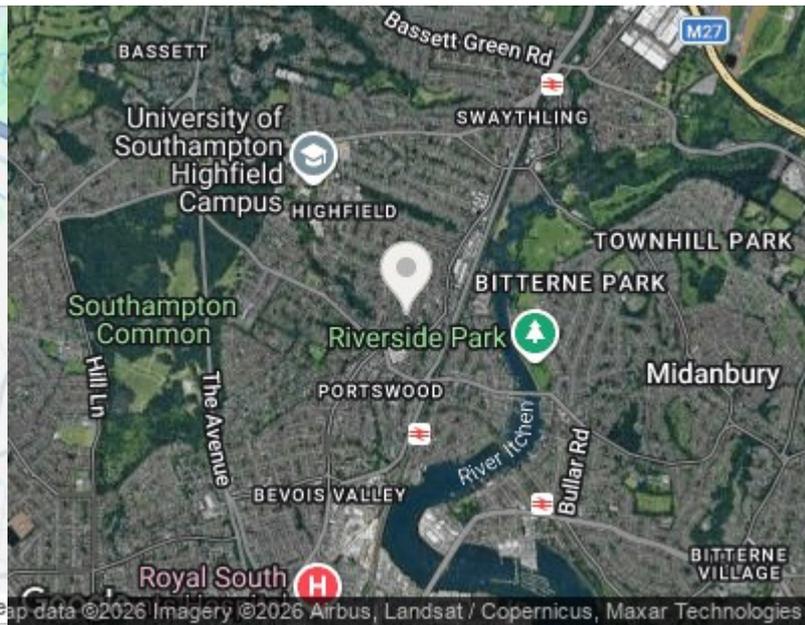
## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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.

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