

1 Bed Flat In Alexander Court 141 Obelisk Road, Southampton, SO19 9DN

£145,000







## SHORT DESCRIPTION

Property Ref: 15227 Welcome to Alexander Court in Woolston! This delightful 1990s purpose built one-bedroom flat is ideally suited for investment buyers or first-time buyers seeking to get a foothold in the property market. This beautifully presented ground-floor apartment is tucked away at the rear of the block, offering a tranquil setting with views over the well maintained garden. Being on the ground floor the flat benefits from easy access to the private residents parking area with dedicated parking space, and the communal gardens perfect for enjoying the quiet outdoor space. This property has recently been redecorated throughout and benefits from brand new double glazed windows and doors enhancing comfort and energy efficiency. The property consists of a generously sized double bedroom and lounge, a fully functional kitchen, a bathroom with bath and shower, presenting an excellent opportunity for comfortable living in a well-situated location. Situated in a convenient location, this flat is within easy walking distance of local amenities, including Lidl, cafes, and shops. A convenience store is just a few minutes walk for everyday essentials. Sholing train station and major bus connections are just a 10-minute walk, offering easy connections to the city centre and beyond. Property highlights -Ground floor 1 bedroom flat at rear with direct access to enclosed gardens -Larger sized lounge with bay window allowing plentiful light -Recently refurbished kitchen with washing machine, extractor, integrated oven and hob, and fridge-freezer -Larger sized double bedroom -Bathroom with shower and bath -Brand new double glazing throughout with 10 year warranty -Allocated off road residents parking at rear and 3 visitor spaces -High speed broadband area -Long 159 year lease -Recent EICR and EPC -EPC rating D 66 - above national average -Vacant possession -No forward chain Communal Entrance Security entrance. Wooden panelled door. Stairs to the first floor. Well maintained and very clean communal area. Flat 3 can be found on the right hand side at the end of the corridor. Lounge 4.47m x 3.43m (14'8" x 11'3") Measured up to the square bay window with a door leading directly to the communal garden and car park. Brand new double glazed windows and door. Walls and ceiling just painted to achieve a clean and contemporary look. Brand new digital oil filled electric radiator. TV, high-speed fibre broadband and telephone point. Carpeted or laminate floor available. Kitchen 2.45m x 1.88m (8'00" x 6'16") Brand new double glazed window. Recently refurbished and plentiful wall and base units, work surfaces, splash back tiles. Wall heater. Walls and ceiling just painted to achieve a clean and contemporary look. Includes or space for washing machine, integrated oven and hob, extractor fan and freestanding fridge-freezer. Modern style laminate floor. Bedroom 3.48m x 2.69m (11'5" x 8'10") Large double bedroom with brand new double glazed window. Electric radiator. Walls and ceiling just painted to achieve a clean and contemporary look. Carpeted. Bathroom 2.10m x 1.73m (6'88" x 5'67") Partially tiled and features a brand new fan heater and high performance extractor fan for comfort and ventilation. Full size bath with hot and powerful electric shower over. Large hand wash basin, and WC. Walls and ceiling just painted to achieve a clean and contemporary look. Vinyl tile flooring completes a clean and practical space. Storage The flat also benefits from a separate storage cupboard for the water tank, as well as an additional small storage area, providing convenient space for everyday essentials. Please note that all measurements are approximate. Do not miss this chance to secure this property which has not been on the market for over 22 years that offers a comfortable modern living space within a strategic and sought after location, ready to go with vacant possession and no forward chain. Property Type: Flat Full selling price: £145000.00 Pricing Options: Fixed Price Tenure: Leasehold Remaining lease (In Year): 159 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £2000.00 Council tax band: A EPC rating: D Measurement: 419.793 sq.ft. Outside Space: Communal Garden, Rear Garden, Enclosed Garden Parking: Allocated, Rear, Private, Residents, Off street Heating Type: Electric Heating Chain Sale or Chain Free: Chain free Possession of the property: Vacant -----

1

Bed Room(s)

1

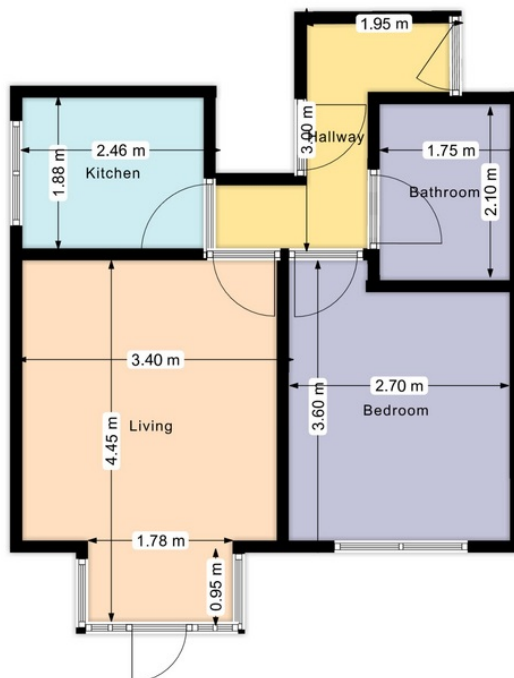
Bath Room(s)

1

Living Room(s)

## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

## EPC GRAPH

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Property type	Ground-floor flat
Total floor area	39 square metres

### Rules on letting this property

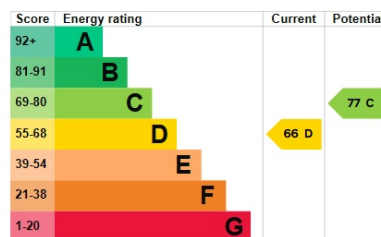
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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