



The Penthouse Fairlawns, Botley Road, Burridge, SO31

£795,000 Leasehold

3 Bedrooms, Cloakroom/Shower Room, Kitchen/Dining Room, Sitting Room, Study, Ensuite Bathroom, Ensuite Shower Room, Roof Balcony, Garage, Car Port.



Description

This stunning penthouse apartment occupies the entire top floor with accommodation comprising of portico entrance hall with marble tiled floor, high ceilings and lift access directly into the apartment and the extensive sitting room has direct access to private spacious balcony. The kitchen has a range of contemporary furniture with high gloss finish featuring range of base and wall units with reconstituted stone worktops over, central island unit with integrated induction hob, Siemens appliances including oven, microwave, coffee maker, dishwasher, freestanding upright fridge/freezer, integrated wine cooler, washing machine, wall mounted flat screen t.v., fully tiled floor, feature suspended glass ball extractor hood over induction hob and water softener. The two principal bedroom suites have integrated flat screen t.v's. Joinery including doors, architraves and skirting boards are finished in walnut with a polished finish. The study is fitted with a range of walnut units, display cabinets and desktops.

Situation

Conveniently situated to the east of Southampton, within a short distance of the M27 motorway and mainline railway offering access to major commuting

routes. Shopping and business centres at Southampton, Portsmouth and Fareham can also be reached via the M27. Southern coastline with its extensive range of marine and leisure facilities and the extremely popular river Hamble are within driving distance. Hampshire Health and Tennis Club and the Meon Valley Country Club are also nearby.

Outside

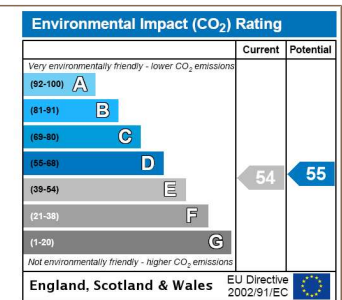
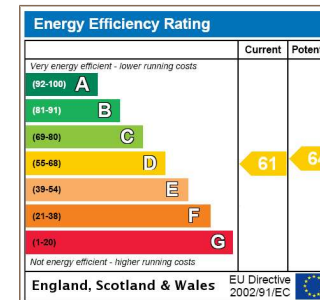
From the sitting room via two sets of doors access is given to the wide balcony from which there are fantastic far reaching rural views. There is a garage and car port.

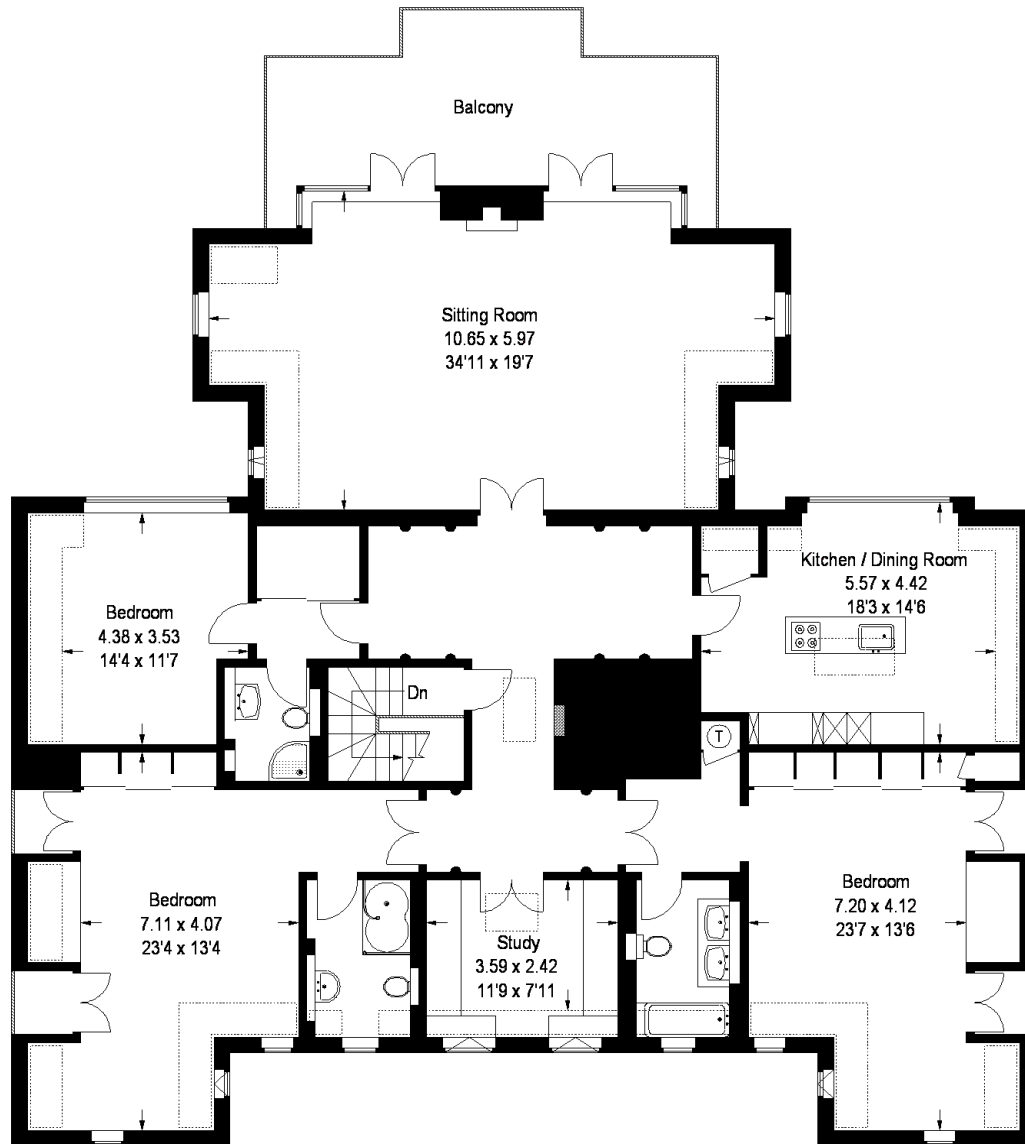
Tenure

Leasehold.


Additional Information

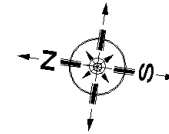
The property has an N.H.B.C. certificate.





Approximate Gross Internal Area :- 243 sq m / 2616 sq ft
 Garage :- 36 sq m / 387 sq ft
 Total :- 279 sq m / 3003 sq ft

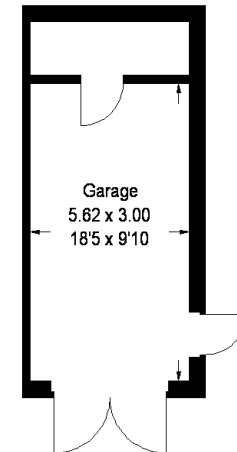
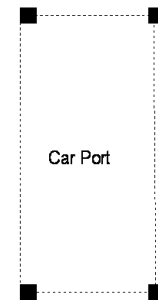
 = Reduced headroom below 1.5 m / 5'0



FLOORPLANZ © 2009
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This plan is for layout guidance only. Not drawn to scale, unless stated. Windows & door openings are approximate.

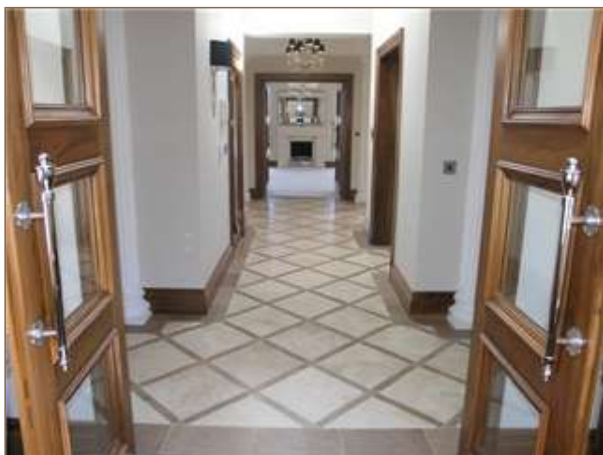
Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.



(Garage & Carport Not Shown In Actual Location/ Orientation)

For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate and rounded: they are taken between internal wall surfaces and therefore include cupboards/shelves, etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the vendor unless specifically itemised within these particulars.





Viewing strictly by appointment only.

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