



**Lingfield Gardens
Southampton
Hampshire
SO18**

Offers In Excess Of £170,000

bettermove 

Lingfield Gardens

Southampton

Bettermove are proud to present this 2 bedroom maisonette in Southampton, available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, and gas central heating throughout, with off street parking available via the garage.

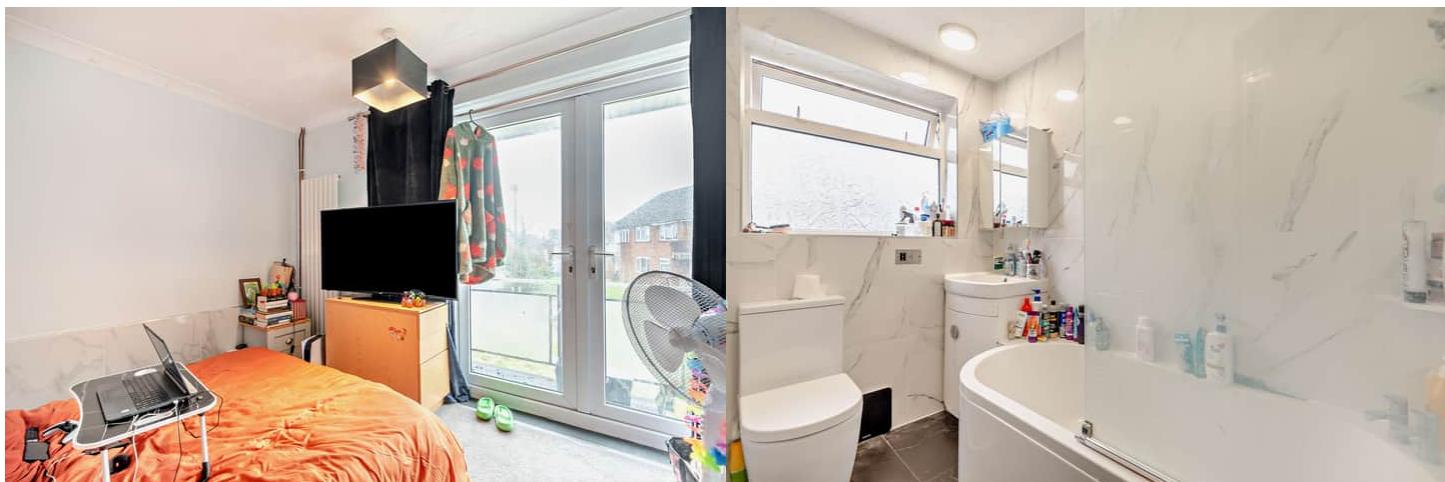
The council tax band is B.

This is a leasehold property with 33 years remaining on the lease; the ground rent is £10.00 per annum.

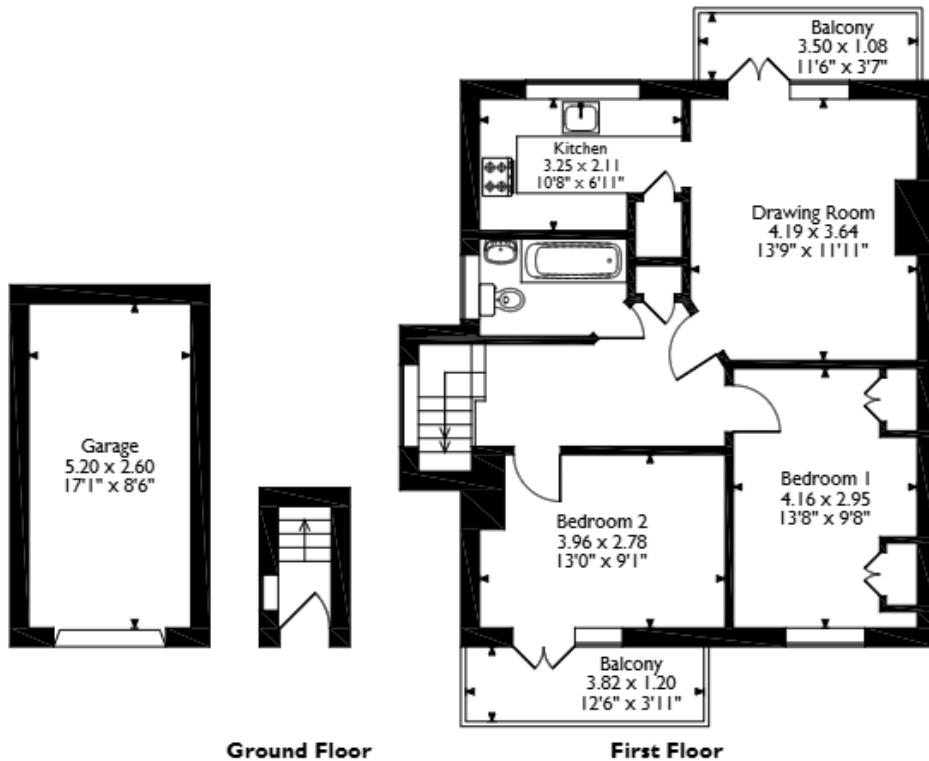
The interior of this beautifully presented, first floor property, comprises a spacious living room, with access to the balcony, fitted kitchen, two double bedrooms, with a second balcony accessible through the second bedroom, alongside the family bathroom.

Located in the popular city of Southampton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Bitterne Train Station, a variety of local bus routes, and quick access to the M27.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Lingfield Gardens, Southampton
 Approximate Gross Internal Area
 Main House = 64 Sq M/689 Sq Ft
 Garage = 14 Sq M/151 Sq Ft
 Total = 78 Sq M/840 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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