

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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SO31 8FS



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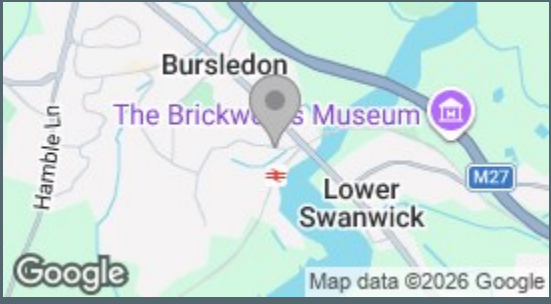
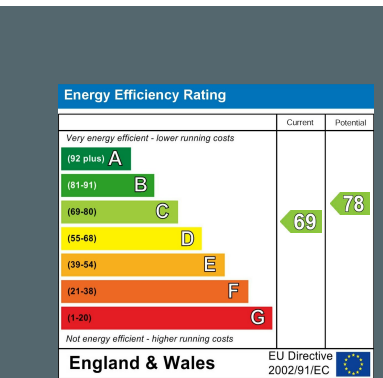
Bursledon

02380 010440

**Flat 4, Swan  
Court Church Lane  
Bursledon  
Southampton  
SO31 8FS**

Asking Price £289,950  
Share of Freehold

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**Hallway**  
Skimmed ceiling, laminated flooring, with central area with access to storage cupboard and airing cupboard, radiator. Doors to:

**Kitchen**  
11'10" x 7'6" (3.607 x 2.293)  
Skimmed ceiling, window to front elevation, fitted range of wall and base units with work surface over and inset sink with mixer tap, integrated fridge/freezer, washing machine and dish washer, built in oven, hob and canopy hood.

**Lounge/Diner**  
17'11" x 14'8" (5.471 x 4.478)  
Skimmed coved ceiling, patio doors to private patio garden, 2 x radiators.

**Master Bedroom**  
14'8" x 10'11" (4.480 x 3.331)  
Skimmed coved ceiling, patio doors to private patio garden, fitted furniture offering wardrobe and drawer units, radiator.

**Bedroom Two**  
10'10" x 8'9" (3.316 x 2.677)  
Skimmed coved ceiling, window to front elevation, radiator.

**Shower Room**  
6'11" x 5'5" (2.120 x 1.669)  
Skimmed ceiling, window to side elevation, re-fitted

suite comprising double shower cubicle with Aqualisa shower, wash hand basin with vanity storage below, Aqua style panelling, heated towel rail.

**Separate WC**  
Skimmed coved ceiling, window to side elevation, re-fitted suite comprising W.C with concealed cistern, wash hand basin with vanity storage, striplight, laminated flooring, radiator.

**Patio Garden**  
The property benefits from its own enclosed patio garden, with access to the communal gardens.

**Single Garage**  
Up and over door.

**Communal Gardens**  
A beautiful landscaped communal garden with areas laid to lawn and mature flower beds.

**Parking**  
One allocated parking space.

**Share of Freehold/Leasehold**  
The remainder of a 150 year lease from 2003  
Peppercorn ground rent  
Service Charge £1593 per annum  
The property benefits from a share of the freehold.

SHARE OF FREEHOLD! A larger than average ground floor apartment situated in a fantastic location just a short walk to Swanwick (Premier) Marina, Bursledon station and the M27 motorway with its commuter links. The apartment has its own garage, a Lounge/Dining room measuring 17'9"x14'9" with direct access to the apartments private patio garden, Master bedroom 14'8"x10'7" with fitted furniture, Guest bedroom and re-fitted shower room and cloakroom. If you are seeking either a permanent or second home close to the banks of The Hamble River this apartment certainly warrants an early internal viewing. 360 virtual tour available.