



**Oakley House Flat 3, 32 Oakley Road, Shirley,  
Southampton SO16 4PP**

**£134,950**

Franklinallan estate agents are proud to offer for sale this 1 bedroom first floor flat positioned on the outskirts of Shirley Southampton close to public transportation, Southampton General Hospital and Shirley High Street. The accommodation briefly comprises of communal entrance hallway stairs leading to all floors, positioned on the first floor, door to lounge dining room, doors leading to separate kitchen with enclosed balcony. Master bedroom with door to en-suite bathroom suite. Features include double glazed windows, garage at the rear in a block, attractive communal gardens, enclosed balcony, a share of the freehold with a long lease, no ground rent and management charges approximately £200pa. This property would ideally suite an investor or first time buyer who is looking to get onto the housing ladder, viewing can be arranged simply contact our estate agency and we'll make all the necessary arrangements.

- 1 bed first floor apartment
- Enclosed balcony
- Garage in block
- Share of freehold
- No ground rent
- Service charges approx £200pa
- Vacant possession
- Lounge dining room
- Separate kitchen
- Viewing recommended

#### communal entrance

Communal entrance stairs leading to all floors, intercom phone system, first floor, door to

#### Lounge dining room *Max 5m 61cm by 3m 72cm (18' 5" by 12' 2")*

Double glazed window to front aspect, storage heater, built in cupboard, door to bedroom, sliding door to kitchen

#### Kitchen *3m 12cm by 2m 31cm (10' 3" by 7' 7")*

Fitted kitchen comprising of inset sink with swan mixer taps over, cupboard under further base level units, work surfaces, space for washing machine, space for fridge and separate freezer, double glazed window to front aspect, tiled walls, double glazed door leading to enclosed balcony.

#### Bedroom *3m 76cm by 3m 10cm (12' 4" by 10' 2")*

Double glazed window to front aspect, cupboard housing hot water tank, storage heater, door to

#### bathroom *2m 38cm by 1m 71cm (7' 10" by 5' 7")*

Panelled bath, wash hand basin, close coupled WC, tiled walls, double glazed window to side aspect, wall mounted electric heater.

#### communal gardens

Attractive communal gardens front and rear, communal drying area and bin store.

#### Garden in block

Garage in a block with an up and over door

#### Franklinallan

Franklinallan is a company registered in England, Company No. 07655682

#### Services Connected

Please note that any services, heating systems or appliances have not been tested, and no warranty can be given or implied as their working order.

#### All Measurements

All measurements are approximate, all measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

## Disclaimer

Whilst we endeavour to make our sales particulars as accurate and reliable as possible, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. The mention of any appliances and/or services in these details does not imply that these are in full and efficient working order or have been inspected by ourselves. Please be advised that some of the particulars may be awaiting vendor approval. Please contact Jason Franklin should you have any queries and we will try our utmost to assist.

### Oakley Road Southampton



Illustration for identification purposes only, measurements are approximate, not to scale.  
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