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## SIMMONS CLOSE, HEDGE END, SOUTHAMPTON, SO30 4NT



**SPACIOUS GROUND FLOOR APARTMENT BOASTING TWO DOUBLE BEDROOMS AND A PRIVATE REAR GARDEN,  
SITUATED IN A POPULAR RESIDENTIAL LOCATION. NO FORWARD CHAIN.**

**£230,000 Leasehold**

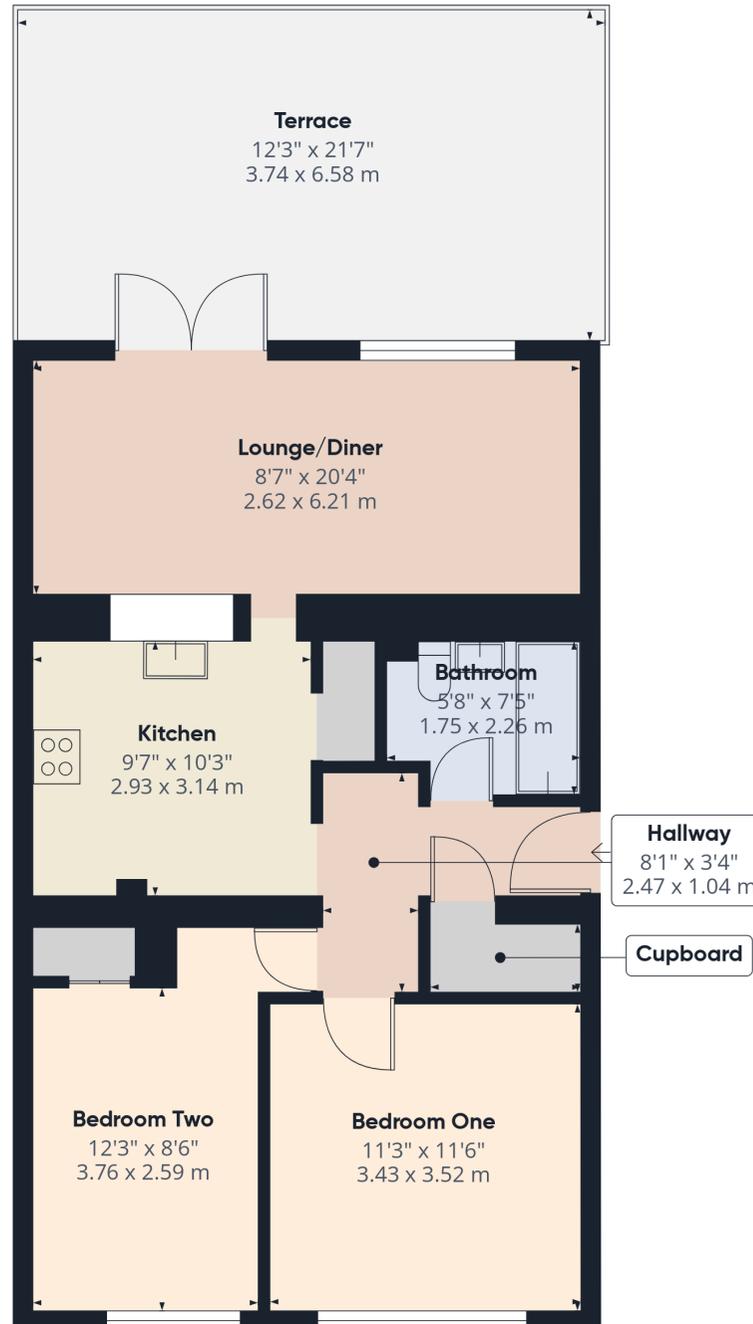
## The Property

This lovely ground floor apartment is situated in a popular residential location in Hedge End.

The dwelling is conveniently situated for Hedge End village centre which hosts a variety of shops and amenities. There is a good choice of primary and secondary schools within the vicinity. Hedge End Retail Park is nearby, which offers an array of larger stores and supermarkets. Ideally set, just moments from popular commuter routes with easy access by car to junction 8 of the M27.

The accommodation itself benefits from gas fired heating and double glazing and briefly comprises a hallway, lounge/dining area, kitchen, two double bedrooms and a bathroom. Outside, is a private garden with a wooden decked terrace.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing.



### Approximate total area<sup>(1)</sup>

653 ft<sup>2</sup>  
60.6 m<sup>2</sup>

### Balconies and terraces

265 ft<sup>2</sup>  
24.6 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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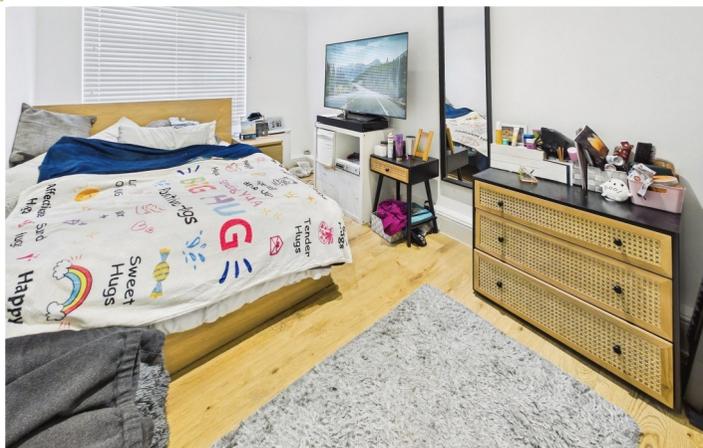
### Accommodation

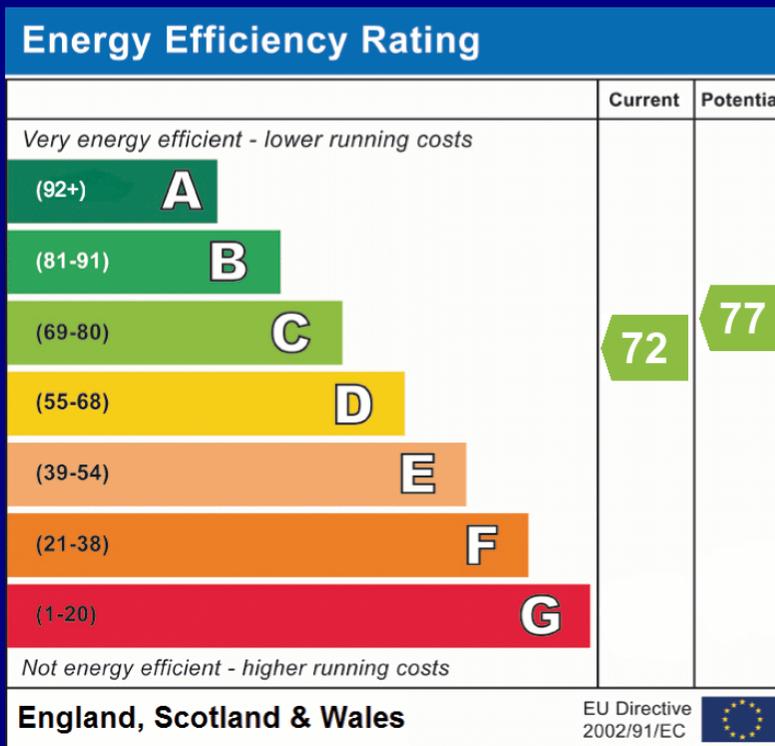
Upon stepping into the property, you are welcomed into the hallway providing access to principal rooms and a door into a sizeable cupboard providing useful storage. The kitchen comprises a range of wall and floor mounted units with a worksurface over. There is a built under oven and four ring gas hob with an extractor above. A pantry style recess offers space for a freestanding fridge/freezer. The kitchen opens into the lounge/diner, a lovely light filled space with a window and French doors opening out onto the wooden decked terrace. Bedrooms one and two, both well-proportioned double rooms, offer windows to the front elevation. Bedroom two benefits from a built in cupboard with an overhead locker. The bathroom is principally tiled and comprises a panel enclosed bath with electric shower over, vanity wash hand basin and a concealed cistern WC.



### Outside

The private, enclosed garden is accessed from the lounge/diner and is bound by timber fencing. There is an area laid to shingle; a wooden decked terrace offers the ideal spot for al fresco dining.





**COUNCIL TAX BAND: A - Eastleigh Borough Council. Charges for 2025/26 £1,489.52.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**LEASEHOLD: Residue of 125 years from 6th March 2000.**

**GROUND RENT: £10 per annum.**

**SERVICE CHARGE: £80 per month payable to Vivid Housing.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)

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Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.