

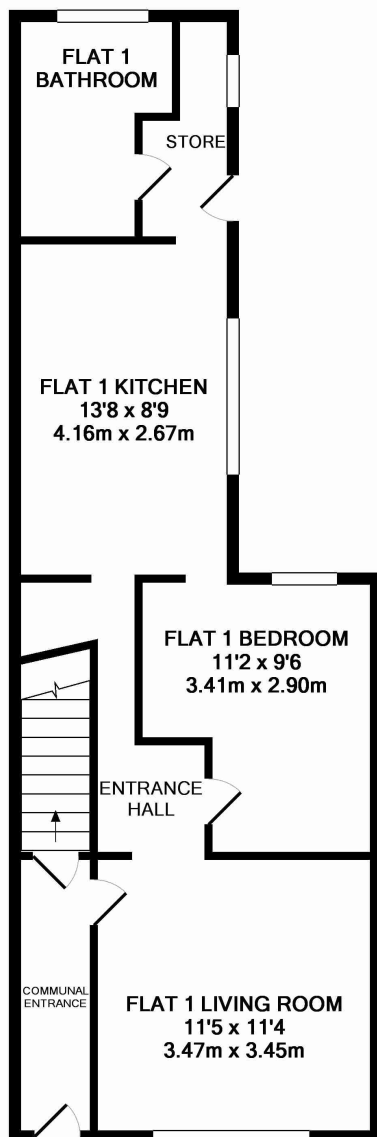
Osborne Road South, Southampton, SO17
Offers in excess of £200,000, Leasehold



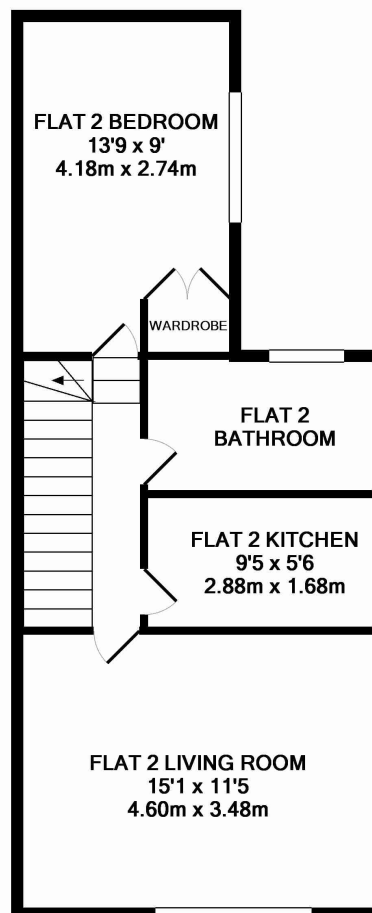
****FLAT 1 AND FLAT 2**** An ideal opportunity has arisen to purchase an end of terrace property, split into two tenanted one bedroom flats in the popular area of Portswood.







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Long Description

****FLAT 1 AND FLAT 2**** An ideal opportunity has arisen to purchase an end of terrace property, split into two tenanted one bedroom flats in the popular area of Portswood.

Flat 1 currently let at £675 PCM inc. bills, until January 2017. The landlord pays £80 PCM for gas, electric and water. The tenant is liable for the council tax.

The accommodation benefits from a spacious lounge, kitchen/diner, bathroom, double bedroom and storage room/study space.

Externally there is a private rear garden and on street parking. An internal viewing is a must to fully appreciate the accommodation on offer.

Living Room 11'51" x 11'48" (3.51m x 3.5m)

Front aspect double glazed window, radiator, laminate floor, skimmed ceiling, television and telephone points.

Kitchen 13'84" x 8' 98" (4.22m x 2.74m)

Range of matching wall and base storage units with drawers and roll top edge work surfaces. Inset stainless steel sink and drainer with tap, space for washing machine, space for fridge/freezer, and inset electric oven with ceramic hob. Double glazed window to side elevation, laminate floor and skimmed ceiling.

Bedroom 11'22" x 9'61" (3.42m x 2.93m) max

Window to rear elevation, radiator, laminate floor and skimmed ceiling.

Bathroom

Bath with hand shower via mixer taps, pedestal wash hand basin and low level WC. Window to rear elevation and tiled floor.

Storage/Study area

Area for storage or could be used as a study.

Externally

Rear garden with flower and shrub borders, and on street parking.

Flat 2 currently let at £650 PCM inc bills, until July 2016. The landlord pays £80 PCM for gas, electric and water. The tenant is liable for the council tax.

The accommodation benefits from a spacious lounge, kitchen, bathroom and double bedroom.

Living Room 15'12" x 11'51" (4.61m x 3.51m)

Front aspect double glazed window, radiator, laminate floor, skimmed ceiling, television and telephone points.

Kitchen 9'51" x 5' 67" (2.90m x 1.73m)

Range of matching wall and base storage units with drawers and roll top edge work surfaces. Inset stainless steel sink and drainer with tap, space for washing machine, space for fridge/freezer, inset electric oven with ceramic hob and laminate floor.

Bedroom 13'94" x 9' 05" (4.25m x 2.76m)

Double glazed window to side elevation, radiator, built in wardrobe, skimmed ceiling and laminate floor.

Bathroom

Shower cubicle, pedestal wash hand basin and low level WC. Window to rear elevation and tiled floor.

Externally

On street parking.

Directions

Head east on Salisbury Road on the A36 towards Maurys Lane and continue to follow the A36. At the roundabout, take the 3rd exit and stay on the A36 and at the roundabout, take the 1st exit onto the M27 slip road to M3/London/Southampton/Winchester/Portsmouth. Merge onto the M27 and at junction 5, take the A335 exit to Southampton Airport/Eastleigh. At the roundabout, take the 4th exit onto Stoneham Way on the A335, turn left onto Thomas Lewis Way on the A335, turn right onto Dukes Road, Dukes Road turns right and becomes Osborne Road South, make a slight right to stay on Osborne Road South and your destination will be on the left.

Precautionary note: Each apartment is on a separate title deed and is sold leasehold with the freehold title available to purchase separately if required. Currently the utilities are not separated and are housed to the ground floor, these may need to be separated at a later date.

General Information:

Whilst we do our best to produce fair, accurate and reliable sales particulars, they are only a general guide to the property. If there are any points which are of particular importance to you, please contact our head office and we will be pleased to provide you with any further information, especially if you are planning to travel to visit the property.

Energy Performance Certificate: Full EPC reports are available from EstatesDirect.com Ltd upon request.

Measurements: All quoted room sizes are approximate and intended for general guidance. You are advised to verify all measurements of the property carefully.

Tenure: We understand the property is offered for sale LEASEHOLD.

Fixtures and Fittings: All items not specifically mentioned within these details are to be excluded from the sale.

Services: Any mention of services/appliances within these details does not imply they are in full and efficient working order. We have not tested these or any equipment in the property.

Lettings: If you would like to let your property out, or alternatively rent a property from us, contact our head office on 08456 31 31 31 to discuss your requirements.

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Energy Performance Certificate



Flat 1,
97 Osborne Road South,
SOUTHAMPTON, SO17 2FE

Dwelling type: Ground-floor flat
Date of assessment: 29 January 2009
Date of certificate: 03 February 2009
Reference number: 0957-2871-6892-0221-8961
Total floor area: 45 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C	74	76	(69-80) C	70	71
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 			England & Wales EU Directive 2002/91/EC 		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	269 kWh/m ² per year	260 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	2.0 tonnes per year
Lighting	£45 per year	£23 per year
Heating	£272 per year	£277 per year
Hot water	£89 per year	£89 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call **0800 512 012** or visit **www.energysavingtrust.org.uk/myhome**

About this document

The Energy Performance Certificate for this dwelling was produced following an energy assessment undertaken by a qualified assessor, accredited by Elmhurst Energy Systems Ltd, to a scheme authorised by the Government. This certificate was produced using the RdSAP 2005 assessment methodology and has been produced under the Energy Performance of Buildings (Certificates and Inspections) (England and Wales) Regulations 2007 as amended. A copy of the certificate has been lodged on a national register.

Assessor's accreditation number: EES/003032
Assessor's name: Mr. Mitesh Patel
Company name/trading name: GoEco Energy Surveyors
Address: 92-94 High Road, Hampshire, Southampton, SO16 2HZ

Phone number: 07515 810632
Fax number:
E-mail address: metzpatel@goeco-energy.co.uk
Related party disclosure:

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are as above. You can get contact details of the accreditation scheme from their website at www.elmhurstenergy.co.uk together with details of their procedures for confirming authenticity of a certificate and for making a complaint.

About the building's performance ratings

The ratings on the certificate provide a measure of the building's overall energy efficiency and its environmental impact, calculated in accordance with a national methodology that takes into account factors such as insulation, heating and hot water systems, ventilation and fuels used. The average Energy Efficiency Rating for a dwelling in England and Wales is band E (rating 46).

Not all buildings are used in the same way, so energy ratings use 'standard occupancy' assumptions which may be different from the specific way you use your home. Different methods of calculation are used for homes and for other buildings. Details can be found at www.communities.gov.uk/epbd.

Buildings that are more energy efficient use less energy, save money and help protect the environment. A building with a rating of 100 would cost almost nothing to heat and light and would cause almost no carbon emissions. The potential ratings on the certificate describe how close this building could get to 100 if all the cost effective recommended improvements were implemented.

About the impact of buildings on the environment

One of the biggest contributors to global warming is carbon dioxide. The way we use energy in buildings causes emissions of carbon. The energy we use for heating, lighting and power in homes produces over a quarter of the UK's carbon dioxide emissions and other buildings produce a further one-sixth.

The average household causes about 6 tonnes of carbon dioxide every year. Adopting the recommendations in this report can reduce emissions and protect the environment. You could reduce emissions even more by switching to renewable energy sources. In addition there are many simple everyday measures that will save money, improve comfort and reduce the impact on the environment. Some examples are given at the end of this report.

Visit the Government's website at www.communities.gov.uk/epbd to:

- Find how to confirm the authenticity of an energy performance certificate
- Find how to make a complaint about a certificate or the assessor who produced it
- Learn more about the national register where this certificate has been lodged
- Learn more about energy efficiency and reducing energy consumption

Recommended measures to improve this home's energy performance

Flat 1,
97 Osborne Road South,
SOUTHAMPTON, SO17 2FE

Date of certificate: 03 February 2009
Reference number: 0957-2871-6892-0221-8961

Summary of this home's energy performance related features

The following is an assessment of the key individual elements that have an impact on this home's performance rating. Each element is assessed against the following scale: Very poor / Poor / Average / Good / Very good.

Elements	Description	Current performance	
		Energy Efficiency	Environmental
Walls	Cavity wall, as built, insulated (assumed)	Good	Good
Roof	(another dwelling above) Flat, insulated (assumed)	- Average	- Average
Floor	Suspended, no insulation (assumed)	-	-
Windows	Fully double glazed	Average	Average
Main heating	Community scheme	Good	Good
Main heating controls	Unit charging, programmer and TRVs	Good	Good
Secondary heating	None	-	-
Hot water	From main system	Good	Good
Lighting	No low energy lighting	Very poor	Very poor
Current energy efficiency rating		C 74	
Current environmental impact (CO ₂) rating		C 70	

Low and zero carbon energy sources

None

Recommendations

The measures below are cost effective. The performance ratings after improvement listed below are cumulative, that is they assume the improvements have been installed in the order that they appear in the table.

Lower cost measures (up to £500)	Typical savings per year	Performance ratings after improvement	
		Energy efficiency	Environmental impact
1 Low energy lighting for all fixed outlets	£18	C 76	C 71
Total	£18		
Potential energy efficiency rating		C 76	
Potential environmental impact (CO ₂) rating			C 71

Further measures to achieve even higher standards

None

Improvements to the energy efficiency and environmental impact ratings will usually be in step with each other. However, they can sometimes diverge because reduced energy costs are not always accompanied by a reduction in carbon dioxide (CO₂) emissions.

About the cost effective measures to improve this home's energy ratings

If you are a tenant, before undertaking any work you should check the terms of your lease and obtain approval from your landlord if the lease either requires it, or makes no express provision for such work.

Lower cost measures (typically up to £500 each)

These measures are relatively inexpensive to install and are worth tackling first. Some of them may be installed as DIY projects. DIY is not always straightforward, and sometimes there are health and safety risks, so take advice before carrying out DIY improvements.

1 Low energy lighting

Replacement of traditional light bulbs with energy saving recommended ones will reduce lighting costs over the lifetime of the bulb, and they last up to 12 times longer than ordinary light bulbs. Also consider selecting low energy light fittings when redecorating; contact the Lighting Association for your nearest stockist of Domestic Energy Efficient Lighting Scheme fittings.

About the further measures to achieve even higher standards

Not applicable

What can I do today?

Actions that will save money and reduce the impact of your home on the environment include:

- Ensure that you understand the dwelling and how its energy systems are intended to work so as to obtain the maximum benefit in terms of reducing energy use and CO2 emissions.
- Check that your heating system thermostat is not set too high (in a home, 21°C in the living room is suggested) and use the timer to ensure you only heat the building when necessary.
- Turn off lights when not needed and do not leave appliances on standby. Remember not to leave chargers (e.g. for mobile phones) turned on when you are not using them.
- Close your curtains at night to reduce heat escaping through the windows.
- If you're not filling up the washing machine, tumble dryer or dishwasher, use the half-load or economy programme.