



Block 1, Flat 4 Briarswood

Shirley, Southampton, S016 6SQ

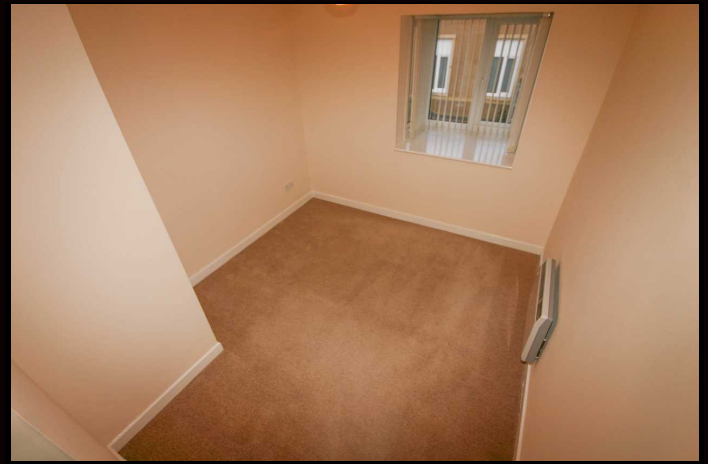
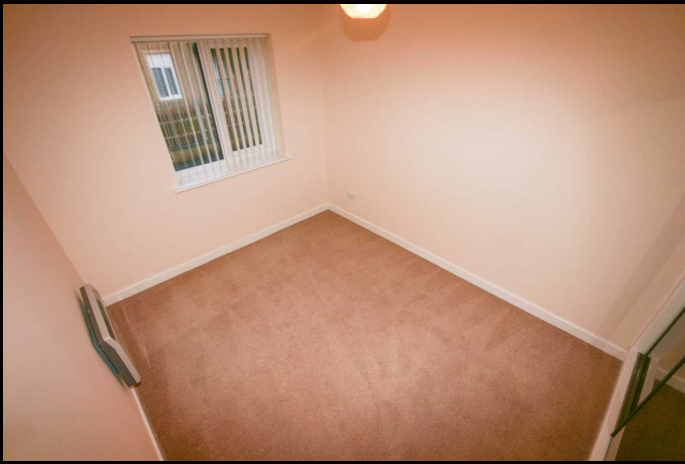
Aspire are delighted to present for sale this lovely top floor two bedroom apartment in the highly sought after development of 'Briarswood', equidistant between the hustle and bustle of Shirley High street and Southampton General Hospital. The property benefits from double glazing, electric heating, well-proportioned rooms and loft access. A garage, along with an adjoining storage room is also included in the sale.



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Front

Communal front door, wall mounted intercom, courtesy lighting, and stairs to all floors. Front door leading to:-

Hallway

Textured ceiling, smoke alarm, wall mounted utility cupboard housing fuse box, wall mounted telephone intercom, and wall mounted economy 7 heater.

Lounge 4.78m (15'8") x 2.95m (9'8")

Textured coved ceiling, double glazed box bay window with fitted vertical blinds to rear aspect, two wall mounted economy 7 heaters, television point, telephone point, and squared arch leading to:-

Kitchen 2.90m (9'6") x 1.83m (6'0")

Textured ceiling, double glazed window to rear aspect, stainless steel bowl sink with cupboards under, 4 ring electric hob with oven/grill under and extractor fan over, range of matching wall and base level units, space for and plumbing for washing machine, and space for fridge and freezer.

Bedroom 1 2.64m (8'8") x 3.89m (12'9") MAX

Textured ceiling, double glazed window to front aspect, 3/4 width mirror fronted wardrobes with shelving and hanging space inside, wall mounted 'DIMPLEX' heater, television point and telephone point.

Bedroom 2 3.07m (10'1") x 2.79m (9'2")

Textured ceiling, double glazed box bay window to front aspect with fitted blinds, airing cupboard housing hot water tank with shower pump, and wall mounted 'DIMPLEX' heater.

Bathroom 1.65m (5'5") x 2.03m (6'8")

Textured ceiling, access to loft, double glazed frosted window to side aspect, pedestal wash hand basin with mixer taps and tiled splashbacks over, low level w/c, panelled bath with shower attachment, tiling from top to bottom, glass folding shower screen, mirror fronted medicine cabinet, and wall mounted 'DIMPLEX' heater.

Garage

Storage Room



Energy Performance Certificate



Flat 4,
1, Briarswood,
SOUTHAMPTON, SO16 6SQ

Dwelling type: Top-floor flat
Date of assessment: 25 April 2008
Date of certificate: 25 April 2008
Reference number: 8104-2054-5720-1026-0483
Total floor area: 54 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

	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	73

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 will be.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	63	65

England & Wales

EU Directive
2002/91/EC



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	334 kWh/m ² per year	314 kWh/m ² per year
Carbon dioxide emissions	2.7 tonnes per year	2.6 tonnes per year
Lighting	£54 per year	£27 per year
Heating	£340 per year	£203 per year
Hot water	£149 per year	£105 per year

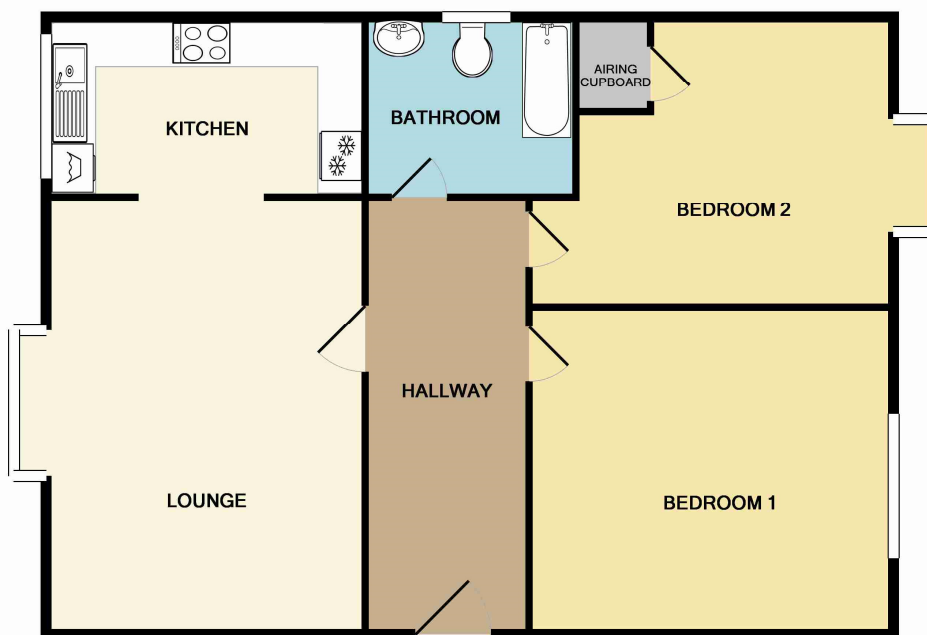
Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, 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.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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



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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