

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.



ASKING PRICE

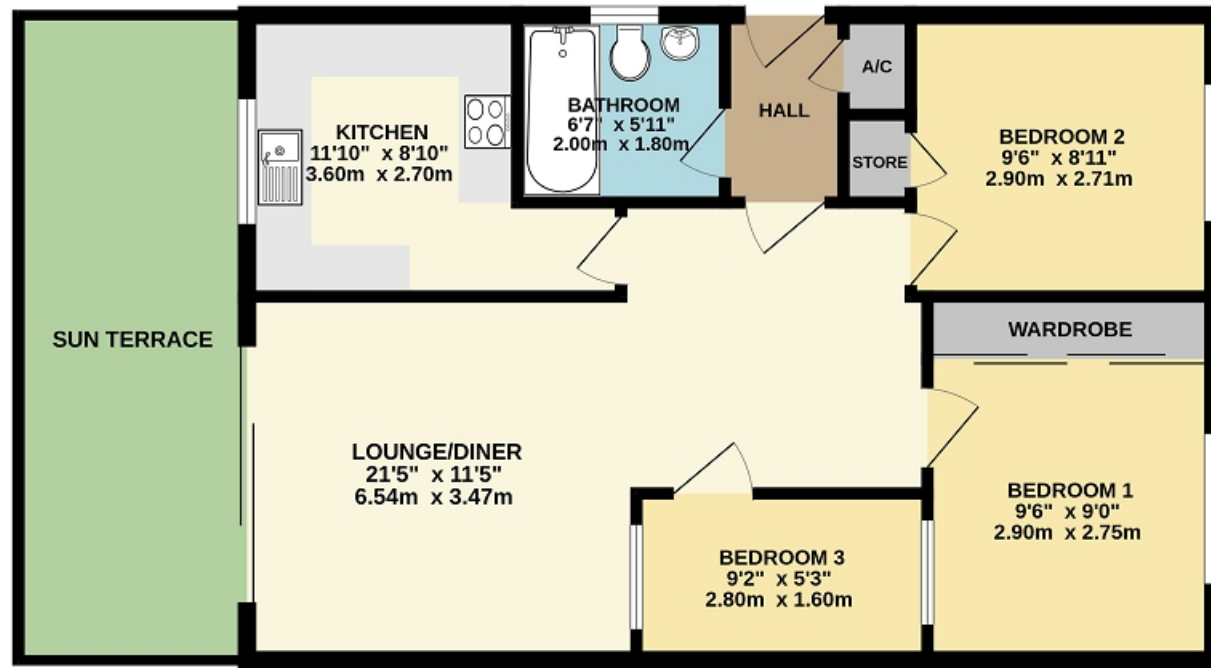
£250,000

Share of freehold

Netley Cliff, SO31 5JZ

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200



TOTAL FLOOR AREA: 620 sq.ft. (57.6 sq.m.) approx.
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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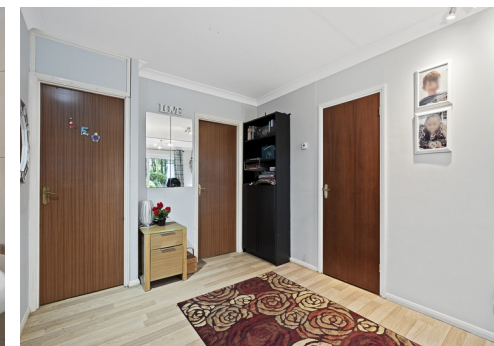
Netley Cliff, Victoria Road, SO31 5JZ

3 Bedrooms - 1 Bathroom

Ground floor apartment with an enclosed terrace, a share of freehold and stunning communal gardens overlooking Southampton Water

FEATURES

- Extended lease, valid for another 957 years!
- Balcony overlooking gardens
- Stunning waterside views across Southampton Water from the communal gardens
- One allocated parking space
- Currently arranged as three bedrooms
- Ground floor apartment



Eastleigh Borough Council, tax band C, approx. £1,856.87.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & 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.

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This ground floor apartment could offer a lovely straight forward move! The location here is truly special; looking out to gloriously manicured gardens surrounded by trees with beautiful views over Southampton Water beyond. Although there aren't direct views of the water from the apartment, its only a few steps up to the communal gardens where various seating options will allow you to sit and take in the beautiful scenery. Stepping in from the communal hallway, there's space for the shoes and coats to be put away before heading on into the spacious open plan living/dining room where sliding doors open to the terrace, which is enclosed by low level fencing and laid with artificial lawn for ease of maintenance. The bathroom is fitted with a panel bath and shower over. The kitchen has a selection of wall and base units with laminate worksurfaces over, there's a scope for a bistro table and chairs where the freestanding freezer currently stands, for informal dining. Originally two bedrooms, the master has been reconfigured and divided to create a third bedroom, however would easily convert back if preferred. Outside, communal gardens wrap around the building creating an idyllic setting, there's an allocated parking space to the front and communal storage and bike racking.



The local area has so much to offer, including the historic Victoria Country Park -just moments from the front door. Local shops, pub, library sailing club and more, all within a short walk, making for a wonderfully convenient location and it's less than a mile to Netley train station when looking to head further afield.

Hallway (5' 11" x 3' 8") or (1.80m x 1.13m)

Textured ceiling, security intercom telephone, fuse board, hall cupboard housing hot water tank, laminate flooring.

Kitchen (8' 10" x 11' 10") or (2.70m x 3.60m)

Textured ceiling, wooden framed double glazed window to rear. Selection of wall and base units with roll edge laminate worksurfaces, tiled walls. Spaces for 3 x under counter appliances, freestanding oven with fume hood over, stainless steel sink and drainer with mixer tap over, vinyl flooring.

Lounge/Dining Room (11' 5" x 21' 5") or (3.47m x 6.54m)

Coving to plain plastered ceiling, electric wall mounted radiator, UPVC sliding patio door to rear, laminate flooring.

Bedroom 1 (8' 11" x 9' 6") or (2.71m x 2.90m)

Coving to textured ceiling, wooden framed double glazed window to front, electric wall mounted radiator, built in wardrobe.

Bedroom 2 (9' 6" x 9' 0") or (2.90m x 2.75m)

Textured ceiling, wall mounted electric radiator, wooden framed double glazed window to front, built in cupboard.



Bedroom 3 (5' 3" x 9' 2") or (1.60m x 2.80m)

Plain plastered ceiling, clerestory windows to front and rear.

Bathroom (5' 11" x 6' 7") or (1.80m x 2.0m)

Plain plastered ceiling, obscured glass window to front. Pedestal wash hand basin with mixer tap over, low level WC with push button flush, panel bath with electric shower over, chrome towel rail, tiled walls, electric extractor fan, vinyl flooring.

Terrace (20' 4" x 7' 3") or (6.20m x 2.20m)

Artificial lawn, enclosed by low level fencing with gate to communal gardens.

Other

Maintenance charge of £110 pcm, due to rise to £130, TBC. Netley Cliff Management Company. No ground rent payable. 957 years remaining on the lease.

Outside

Communal gardens, bike storage racks, outside communal storage cupboard. One allocate parking space numbered 29 in front of building.



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