



ASKING PRICE

£215,000

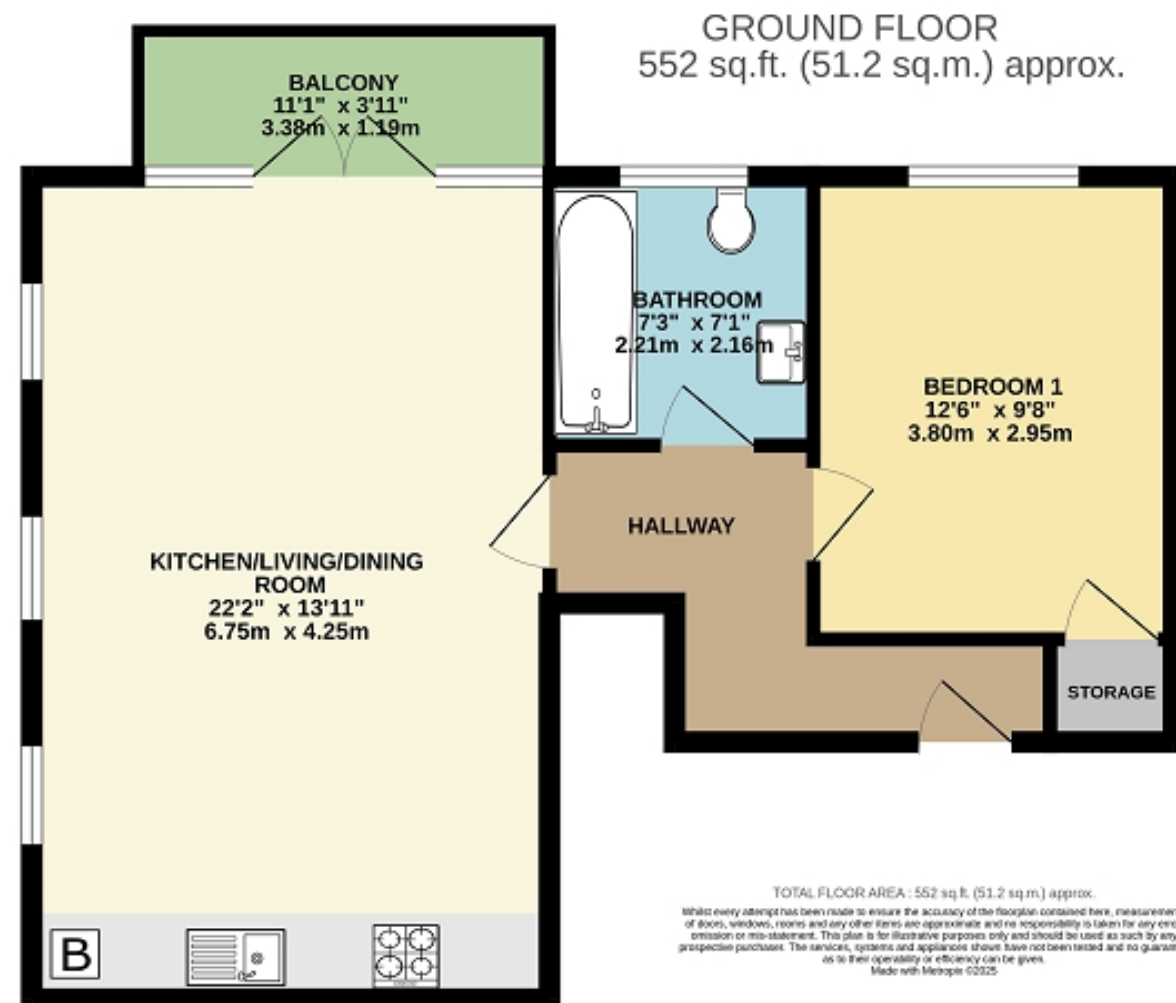
Share of Freehold

Station Road, Netley Abbey, SO31 5AE

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

BRAMBLES



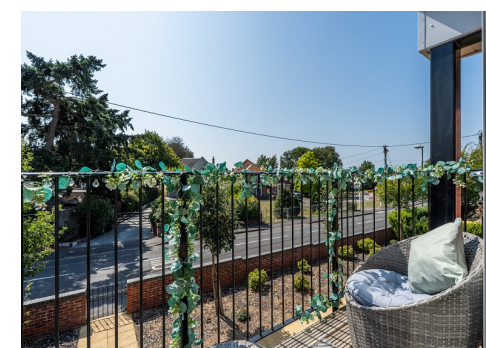
79 Station Road, Netley Abbey, SO31 5AE

1 Beds - 1 Baths

This immaculate presented one bedroom first floor apartment is the perfect first home, situated in the centre of Netley Abbey. With allocated parking, a private balcony, and walking distance to Victoria Country Park, this flat is a must see!

FEATURES

- One bedroom first floor apartment
- Allocated parking plus ample visitor spaces
- 6 years remaining on the New Home Buildzone guarantee
- Open plan kitchen/living/dining room with integrated appliances
- Private balcony to southerly aspect
- Immaculately presented and modern throughout
- Built in 2021 by Waverley Equity



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(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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Bursledon | Warsash | Mayfair



This beautifully, well presented apartment, built by Waverley Equity in 2021, with high specification and attention to detail. This individual development with only 7 apartments in total is within a short stroll to Netley waterfront providing many local amenities and public transport. Upon entrance to the property, there is a spacious hallway, allowing room for shoes and coats, and further space for storage if required. The contemporary finish to the open plan kitchen/living/dining room is flooded with natural light, making it a bright and airy space, with French doors opening onto the private balcony; catching the sun for most parts of the day. There are a number of integrated appliances, hidden within the kitchen, giving it a sleek but modern finish. The bedroom is not short of space, with a built in wardrobe, offering great storage, followed by a fully tiled large bathroom which is immaculate throughout. The apartment further benefits from one allocated parking space plus plenty of visitor bays and a secure bike store. Offered with 6 years remaining on the New Home Buildzone Guarantee, this property is the perfect first home, investment or ideal downsize for those looking to move to the sought after location of Netley Abbey.



Outside

One allocated parking space plus visitor bays. Bin shed. Communal storage space. Communal garden area.

Hallway

Solid oak front door. Moulded skirting boards. Oak effect laminate flooring. Spot light. Radiator. Doors leading to all rooms. Wall mounted intercom.

KITCHEN/LIVING/DINING ROOM (22' 2" x 13' 11") or (6.75m x 4.25m)

Continuation of oak effect laminate flooring. Oak door. Two radiators. Three double glazed opaque UPVC windows to side. Moulded skirting boards. Matching wall and base units with integrated appliances including fridge/freezer, Beko washing machine, dishwasher, electric fan oven, electric hob and extractor hood. Stainless steel sink with drainer and mixer tap. Ideal combi boiler. Inset spot lights. French doors with double glazed glass inserts leading out onto private balcony.



Bedroom (12' 6" x 9' 8") or (3.80m x 2.95m)

Oak door. Carpet. Radiator. Moulded skirting boards. Double glazed UPVC window to front. Matching oak door to fitted wardrobe.



Bathroom (7' 1" x 7' 3") or (2.16m x 2.21m)

Oak door. Tiled flooring. Chrome ladder style heated towel rail. Double glazed opaque UPVC window to front. White panelled bath with fitted glass shower screen and hand held attachment. Fully tiled surround. Inset spot lights and extractor fan. Low level WC with built in cistern. White hand wash basin with chrome mixer tap and tiled splash back. Fitted LED vanity mirror.

Other

Built in 2021 by Waverley Equity
Eastleigh Borough Council Tax Band B £1,790.87 2025/26
Charges
Vendors position: Needs to find
Lease: 995 years remaining
Service Charge: £125 per month
No Ground Rent



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