

Offers in excess of £140,000
Ann Margaret Court



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Welcome to Ann Margaret Court ! We are pleased to introduce this well presented 2 double bedroom top floor apartment in the sought-after area of Sholing, Southampton.

This property boasts a large open plan living area, perfect for entertaining guests or simply relaxing after a long day. Modern fitted kitchen with added storage/pantry cupboard. The two double bedrooms offer plenty of space for a growing family or guests, while the large modern shower room adds a touch of luxury.

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Located in an excellent modern condition throughout, this apartment comes with allocated parking, making life a breeze for busy first-time buyers. With good transport connections to the city centre and the M27, commuting is a breeze.

Conveniently situated, you'll find shops, amenities, and excellent bus routes to nearby areas like Bitterne, Woolston, and Southampton City Centre. Take a short drive to Hedge End retail park for a spot of retail therapy.

For nature enthusiasts, there are abundance of leisure facilities and walking trails nearby, including Millers Pond Nature Reserve and Mayfield Park. Don't miss out on the stunning waterfront views from Woolston to Netley at the Royal Victoria Country Park.

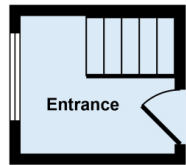
Busy professionals will appreciate the close proximity to motorway links M3 and M27 and with Southampton and Parkway railway stations just a stone's throw away, commuting couldn't be easier.

This apartment is ideal for first-time purchases looking to seize the opportunity to own their dream property. Don't miss out on this fantastic opportunity - come and view this property today!

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Approx Gross Internal Area
70 sq m / 749 sq ft



First Floor
Approx 4 sq m / 42 sq ft



Second Floor
Approx 66 sq m / 707 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(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	

Address: Ann Margaret Court, SO19

