

Offers in excess of £125,000  
Wessex Court, Sholing, SO19



1

Bedroom



1

Bathroom



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Move straight in and enjoy this beautifully modernised one-bedroom apartment, perfect for first-time buyers, downsizers, or investors. Renovated within the last couple of years, the property features a stylish fitted kitchen, contemporary bathroom, and a new heating system with immersion tank, meaning there's very little to do other than unpack and start living.

Nestled in a quiet development surrounded by mature trees and woodland, Wessex Court offers a peaceful and private setting, tucked away from the main road while still being conveniently close to local amenities.

# Modern One-Bedroom Apartment – Wessex Court, Sholing SO19

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## Property Highlights

- Fully modernised within the last couple of years
- **Spacious lounge** filled with natural light
- **Modern fitted kitchen** with contemporary design
- **Double bedroom** with fitted wardrobes
- Recently updated **heating system and immersion tank**
- **Modern bathroom** with stylish fittings
- **Double glazing** throughout for comfort and efficiency
- **One allocated parking space plus plenty of visitor parking**
- Beautiful **communal gardens**, surrounded by trees and greenery
- Quiet, tucked-away location yet close to shops and transport links



# Location & Lifestyle

This fantastic apartment is ideally situated:

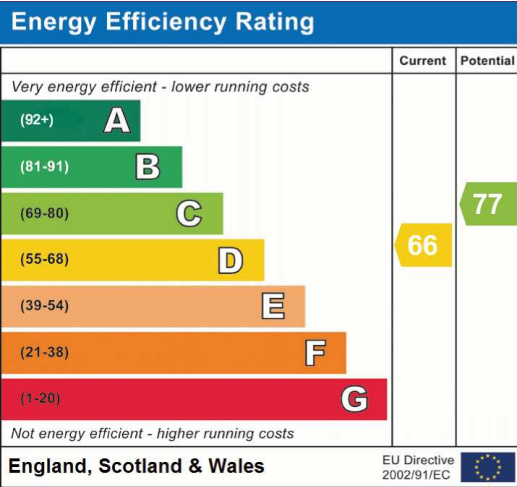
- Walking distance to **local shops**, including **Tesco Express**, pubs, and everyday essentials
- Just a short walk to **Woolston**, offering a wide range of shops, cafés, restaurants, and bars
- Close to **Riverside Park** and **Manor Farm Country Park** – perfect for scenic walks and outdoor activities
- Near **St Mary’s Stadium** and the **Ageas Bowl**, hosting sports events, concerts, and community activities
- Excellent road connections via **M3** and **M27**, ideal for commuters
- **Southampton Parkway railway station** provides direct services to London and beyond

# Key Information

- **Council Tax Band:** A
- **EPC Rating:** D
- **Service Charge:** £137.50 per month (includes ground rent and water charges)
- **Lease Remaining:** 88 years
- **Investment Potential:** Approx. **7.5% yield** *(may vary depending on market conditions)*

This apartment offers the perfect balance of **modern living, convenience**, and **tranquil surroundings**. Whether you’re searching for your first home or a strong buy-to-let opportunity, this property is ready for you to move in or rent out immediately.

**Don’t miss out — arrange a viewing today!**



Address: Wessex Court, Sholing, SO19

