



## Sovereign Close

Netley Abbey, Southampton, SO31 5JL

Guide Price £210,000



- ONE BEDROOM APARTMENT
- CAR PORT & ALLOCATED SPACE
- TOP FLOOR
- BIKE & BIN STORE
- REMAINDER OF NHBC WARRANTY

- PURPOSE BUILT IN 2022
- IDEAL FIRST TIME BUY
- CUL DE SAC LOCATION
- OVERLOOKING PARK TO FRONT

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Welcome to this charming new build flat located in the desirable area of Sovereign Close, Netley Abbey. This purpose-built property, completed in 2022, offers a modern living experience with a well-thought-out layout spanning 592 square feet.

Upon entering, you will find a welcoming open plan living space incorporating kitchen, dining and living areas providing a perfect space for relaxation or entertaining guests. The flat features one spacious bedroom, ideal for a single occupant or a couple seeking a comfortable retreat. The bathroom is designed with contemporary fixtures, ensuring both style and functionality.

One of the standout features of this property is the provision for parking, accommodating up to two vehicles, and a carport, which is a rare find. This convenience adds to the appeal of the flat, making it an excellent choice for those who value accessibility.

Situated in the tranquil surroundings of Netley Abbey, this flat offers a peaceful lifestyle while still being within easy reach of local amenities and transport links. Whether you are a first-time buyer, investor or looking to downsize, this property presents a wonderful opportunity to own a modern home in a sought-after location.

### Front Approach

Parking for two vehicles via car port and allocated space.

### Communal Areas

Communal entrance with buzzer intercom system, communal garden, bike store and bin store with outside tap.

### Entrance Hall

Double radiator, fitted carpet, three Storage cupboards housing fuse box and wall mounted combination boiler, door to:

### Bedroom

12'10" x 10'4" (3.91m x 3.15m)

Double glazed window to side overlooking park, built in double wardrobe with sliding doors, double radiator, fitted carpet, TV point.

### Open Plan Kitchen Living Area

29'6" x 9'2" (8.99m x 2.79m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, integrated fridge/freezer, dishwasher and washer/dryer, built-in double oven, induction hob with extractor hood over, double glazed skylights,

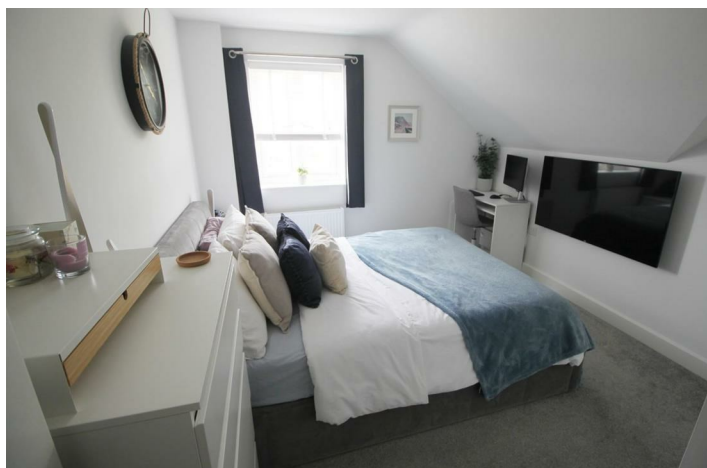
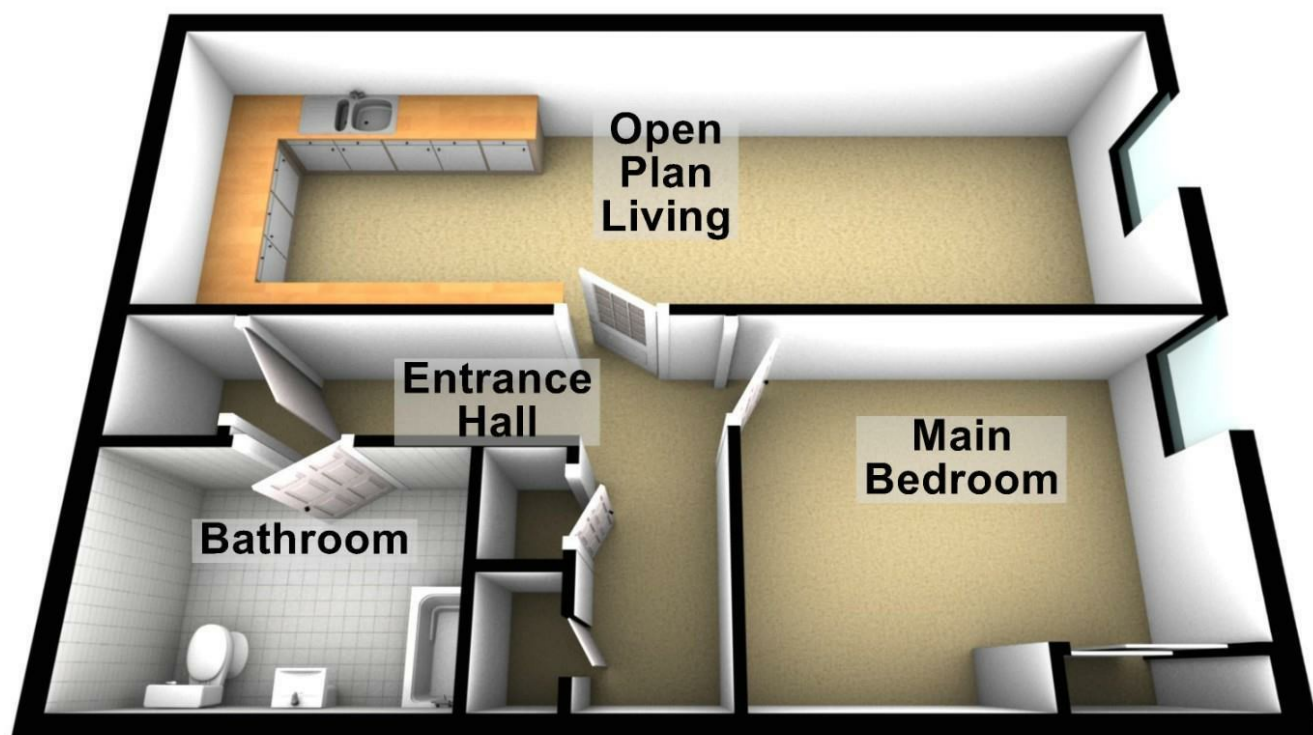
uPVC double glazed window to side aspect with views overlooking the park, two double radiators, tiled flooring, TV point, double glazed skylight.

### Bathroom

Fitted with three piece suite comprising P-shaped panelled bath, with waterfall shower over and glass screen protector, inset wash hand basin with storage under, close coupled WC, tiled surround, heated towel rail, tiled flooring.

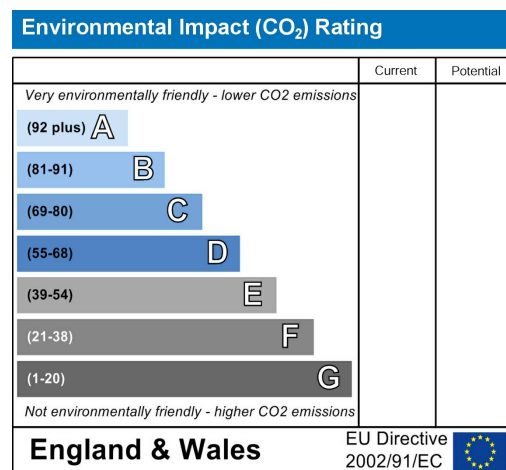
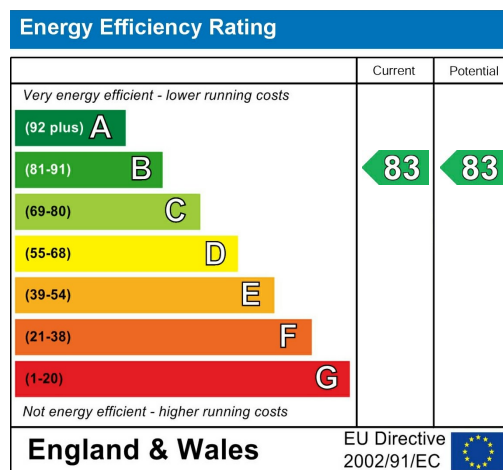


## Second Floor





## Energy Efficiency Graph

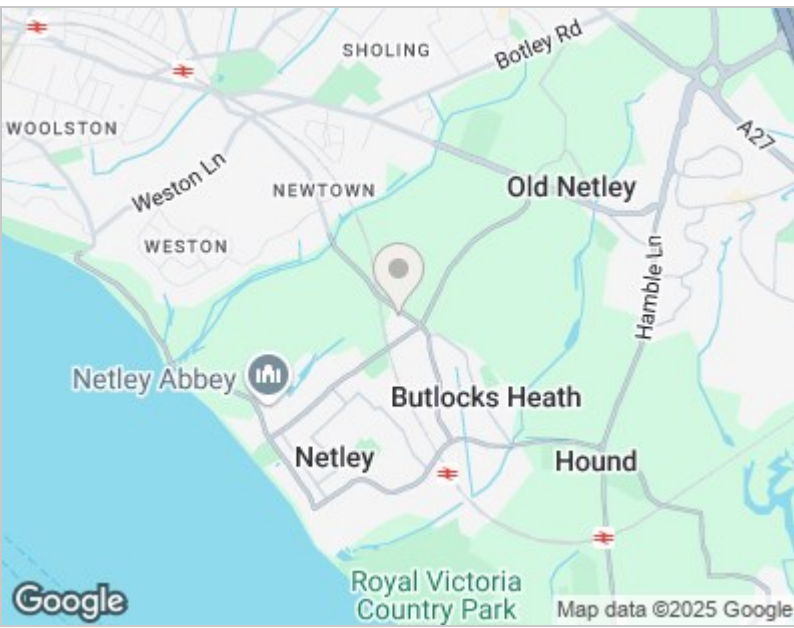


## Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.



Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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