



## Victoria Road

Netley Abbey, Southampton, SO31 5JZ

Asking Price £290,000



- 1ST FLOOR APARTMENT
- STUNNING WATER VIEWS
- VILLAGE LOCATION
- EARLY VIEWINGS ARE ADVISED
- REMAINDER OF 999 YEAR LEASE
- THREE BEDROOMS
- ALLOCATED & VISITOR PARKING
- WELL MAINTAINED COMMUNAL GARDENS
- VENDOR SUITED
- SHARE OF FREEHOLD

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A rare opportunity to purchase this three bedroom 1st floor apartment with stunning views of Southampton water. The property is ideally situated with easy access to shops, amenities and Victoria Country Park. Further features include allocated and visitor parking and well maintained communal grounds.

### Communal Entrance

Push button security intercom system, carpeted stairs to all floors.

### Hallway

Electric radiator, fitted carpet, door to Storage cupboard, door to:

### Living Room

15'8" x 13' (4.78m x 3.96m)

UPVC double glazed window to rear aspect, electric storage heater, fitted carpet, TV point, uPVC double glazed sliding patio doors to juliette balcony with stunning water views.

### Kitchen/Breakfast Room

10'8" x 8'10" (3.25m x 2.69m)

Fitted with a matching range of base and eye level units and drawers with worktop space over, matching breakfast bar, sink unit with single drainer and mixer tap, integrated fridge freezer, plumbing for washing machine and dishwasher, built-in oven, electric hob, grill, uPVC double glazed window to front aspect, vinyl flooring.

### Bedroom 1

11'10" x 11'2" (3.61m x 3.40m)

UPVC double glazed window to front aspect, fitted double wardrobe(s), electric radiator, fitted carpet.

### Bedroom 2

13'3" max x 8'10" (4.04m max x 2.69m)

UPVC double glazed window to rear aspect with water views, electric radiator, fitted carpet, door to Storage cupboard.

### Bedroom 3

8'11" x 8'4" (2.72m x 2.54m)

uPVC double glazed window to rear aspect with water views, electric radiator, vinyl flooring.

### Bathroom

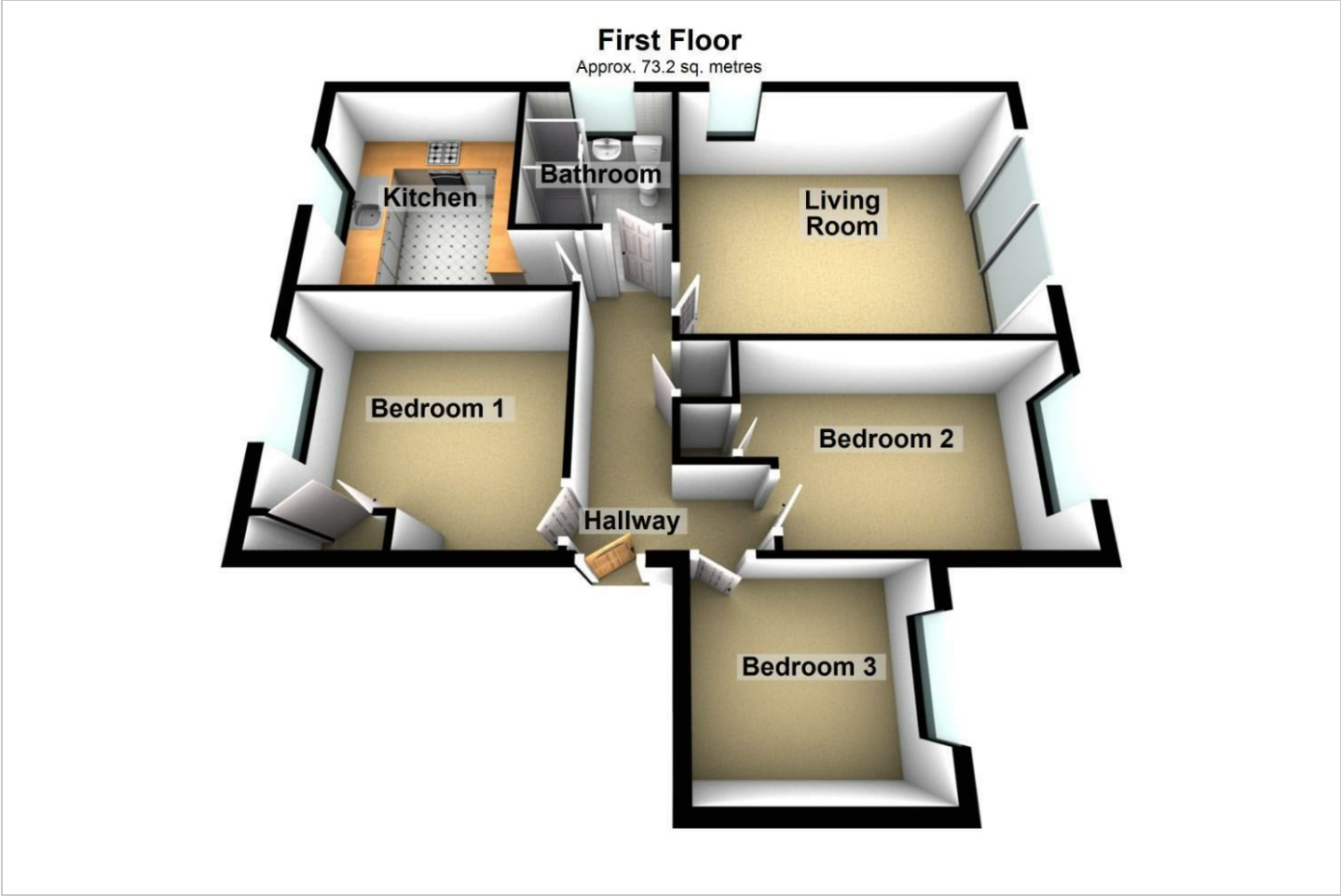
Fitted with three piece suite comprising panelled bath with electric shower over and glass screen, pedestal wash hand basin, low-level WC, heated towel rail, uPVC double glazed window to side aspect, vinyl flooring.

### Communal Grounds

Allocated and visitor parking spaces, well maintained gardens with BBQ and seating areas overlooking Southampton water.

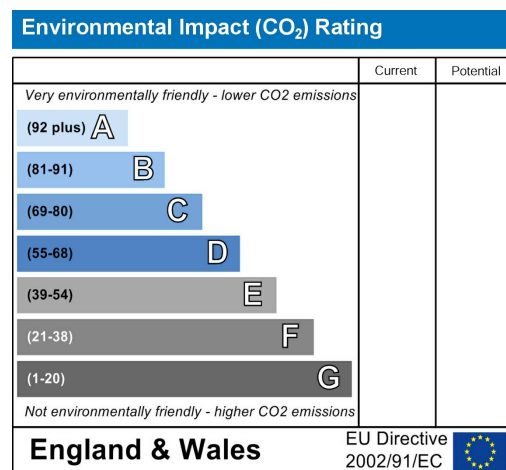
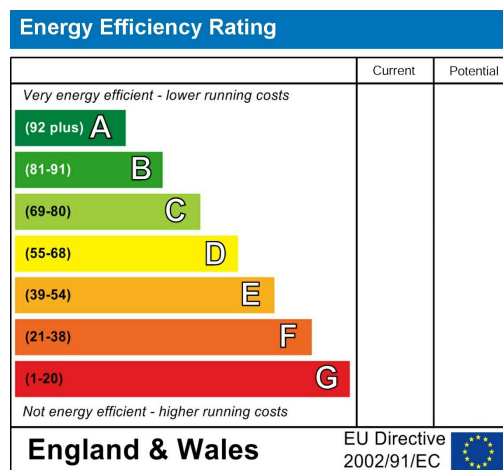


Floorplan





## 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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