



**Craven Street, SOUTHAMPTON SO14 1AX**

**welcome to**

**Craven Street, SOUTHAMPTON**

Nestled in a quiet residential street just moments from Southampton's vibrant city centre, this beautifully maintained two-bedroom first-floor flat offers a perfect blend of comfort, convenience, and investment potential.







## Entrance Hall

## Bathroom

## Living Room

18' 1" into bay x 13' max ( 5.51m into bay  
x 3.96m max )

## Kitchen

7' 8" x 6' 11" ( 2.34m x 2.11m )

## Bedroom 1

14' 4" x 8' 9" ( 4.37m x 2.67m )

## Bedroom 2

12' 11" max x 8' 2" ( 3.94m max x 2.49m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## **Craven Street, SOUTHAMPTON**

- Prime Central Location: a short walk to Southampton city centre
- Excellent Transport Links: 0.7 miles from Southampton Central Station and close to major bus routes and ferry terminals.
- Variety of shops, cafes, parks, and schools nearby
- Allocated Parking Space
- Communal Garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1140.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002.

offers in excess of

**£140,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU117255](https://fox-and-sons.co.uk/Property/SOU117255)



Property Ref:  
SOU117255 - 0009

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