



FLAT 5/SOVEREIGN COURT  
SOUTHAMPTON  
Hampshire, SO17 1EH

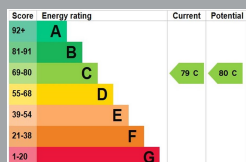
£1,295 PCM

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# SPACIOUS TWO BEDROOM APARTMENT IN THE SOUGHT AFTER AREA OF WINN ROAD

- Two bedroom apartment
- Spacious property
- Winn Road
- Garage
- EPC Rating - Band C



Reference: 1045291

**Deposit Amount:** £1,494

**Council Tax:** Band E

**Furnishing:** Unfurnished

**Heating Type:** Gas fired hot water radiators

**Parking:** Garage  
Mains Supply Electricity  
Mains Supply Gas  
Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website  
[www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** Very Low. For more information refer to gov.uk, check long term flood risk  
[www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)



Well presented two-bedroom first-floor flat located on the sought after area of Winn Road.

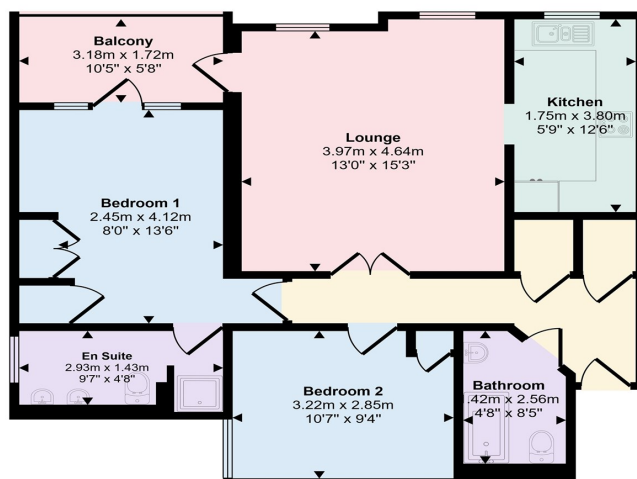
Just a stones throw from Southampton City Centre, with its array of shopping, dining, and entertainment options, as well as excellent transport links.

The lounge has direct access onto the balcony which can also be accessed from the main bedroom. The kitchen is spacious and is fitted with an integrated oven and hob and fridge/freezer. There is space for a washing machine which is not included.

Both double bedrooms are generously sized, with the main bedroom benefitting from an en suite shower room. A separate, well-appointed bathroom completes the accommodation.

Benefits include a communal courtyard garden, gas central heating, lift to all floors and garage.

For further information and to book in a viewing, call Goadsby Estate Agents in Southampton.



Floorplan

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.

## PLEASE NOTE:

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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