



Orpen Road  
Southampton



### Property Description

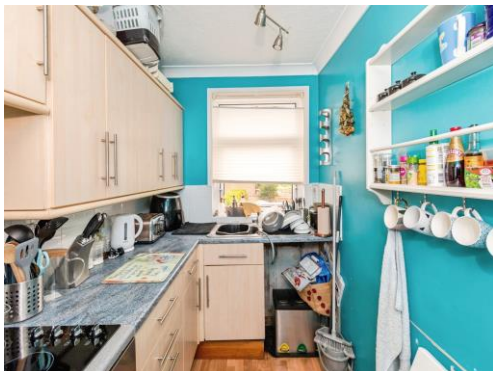
Situated in the sought-after area of Sholing, Southampton, this well-presented first-floor flat is ideal for professionals seeking comfortable and convenient living. The property features a generously sized double bedroom with ample space for furnishings, offering a calm and private retreat. The living room is bright and spacious, perfect for relaxing or entertaining. The light and airy bathroom is well-appointed, and the kitchen offers practical workspace with a functional layout.

Outside, residents can enjoy access to a communal garden. The flat also benefits from resident parking, ensuring added convenience.

Located close to local amenities and excellent transport links, this charming flat offers a great balance of comfort and practicality in a peaceful setting.

### Key Features

- Spacious double bedroom
- Bright and airy bathroom
- Good-sized living room
- First-floor location
- Communal garden
- Resident parking
- Great location in Sholing



**Lounge**

17' 6" x 11' 1" ( 5.33m x 3.38m )

**Kitchen**

9' 4" x 5' 9" ( 2.84m x 1.75m )

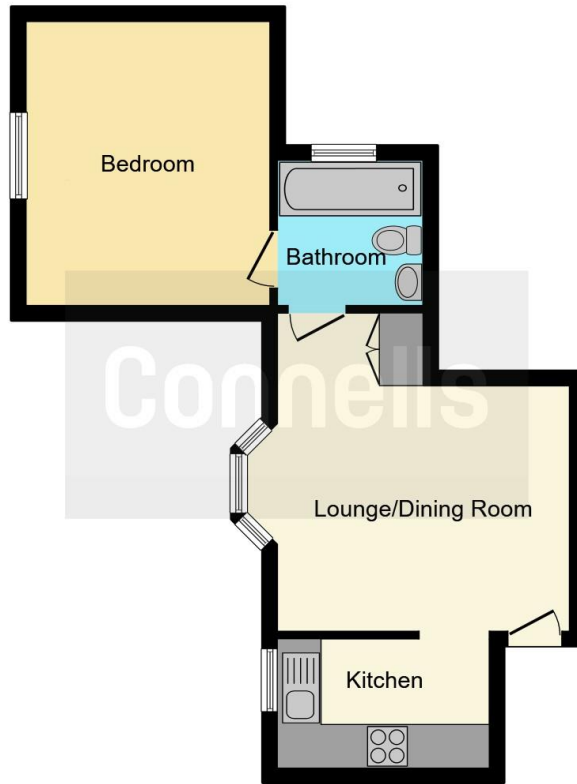
**Bedroom One**

12' 9" x 11' ( 3.89m x 3.35m )

**Bathroom**

7' 2" x 5' 7" ( 2.18m x 1.70m )





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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2 West End Road Bitterne  
 SOUTHAMPTON SO18 6TG

EPC Rating:  
 Awaited

Council Tax  
 Band: A

Service Charge:  
 1164.00

Ground Rent:  
 24.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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