



Compass Court  
Winn Road  
Highfield  
Southampton  
SO17 1EZ



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**KEY FEATURES:**

- › TWO BEDROOM MODERN APARTMENT
- › HIGHLY SOUGHT AFTER LOCATION
- › CLOSE TO PORTSWOOD HIGH STREET
- › FANTSTIC SIZE AND CONDITON THROUGHOUT
- › MASTER BEDROOM WITH ENSUITE
- › ROOF TERRACE
- › A MUST SEE



**BEALS**  
The Independent Estate Agents & Surveyors  
Est. 1995

## INTRODUCTION

This Beautiful two double bedroom Apartment is set in the highly sought after development of Compass Court which is situated on one of Southampton's most desirable roads and locations which is just a stone throw from Southampton Common and Portswood High street is just a short walk away. Being one of the larger Apartments in the development the property benefits from two double bedrooms with the master benefitting from an ensuite shower room. A modern Bathroom and a light and airy Open plan Lounge and modern kitchen with French doors that open up onto a roof terrace. Outside you will find an allocated parking space and beautifully maintained grounds. The property is offered with no onward chain so we highly recommend to put forward the earliest of enquiries to avoid disappointment on this opportunity.

## INTERNALLY

As you enter the property you are greeted by a good sized entrance hall which flows through the centre of the apartment and benefits from a good sized storage cupboard and has doors to the Lounge/Diner, bathroom and both bedrooms. The lounge/Diner is a great size and has double glazed French doors that lead out to a good sized roof terrace which has views across the meticulously maintained communal gardens. An open arch that flows into Kitchen. The Kitchen which has been fitted with a modern range of beech effect base and eye level units with dark slate effect worktops, an inset stainless steel sink and tiled splash backs. There is a fitted stainless steel double oven, gas hob with extractor hood over and a fully integrated Fridge freezer, dishwasher and washing machine. The master bedroom has a feature full height double glazed window to the rear aspect, a range of fitted wardrobes and a door that leads into the en-suite shower room. The en-suite has been fitted with a modern three piece suite comprising of a shower unit with chrome mixer shower, Pedestal wash hand basin and low level W/C. There is also complimentary tiling to the walls and floor and a heated towel rail. Bedroom two also has a double glazed window to the rear and a range of fitted bedroom furniture. Opposite this is the bathroom which has been fitted with a modern white suite comprising of panel enclosed bath with chrome mixer tap shower over, low level W/C and pedestal wash hand basin.



## EXTERNALLY

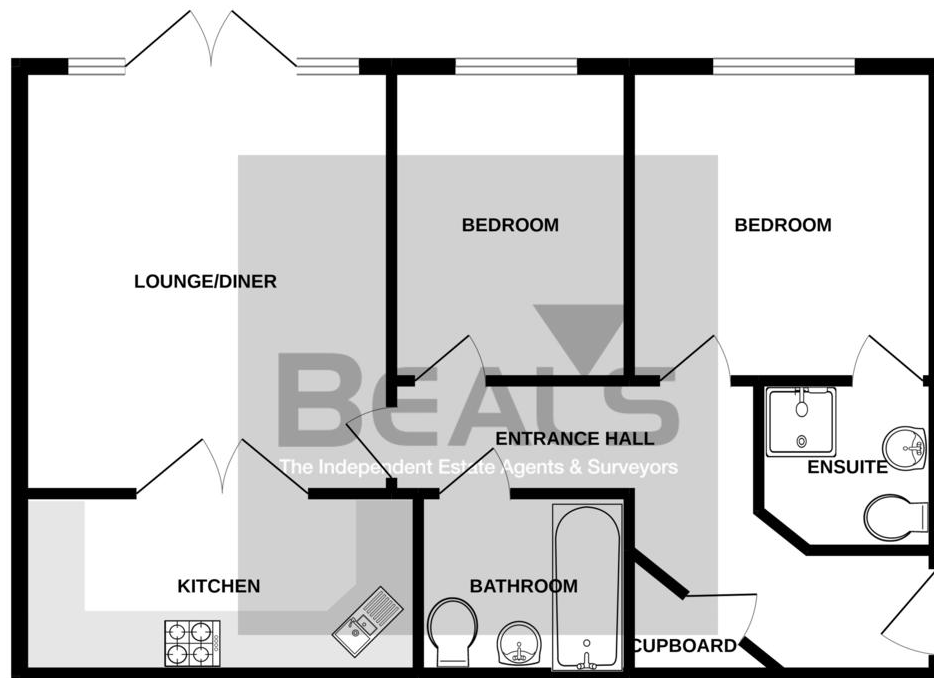
Compass Court is highly desirable due to its close proximity to Southampton Common, well maintained gardens, designated parking, secure entry phone system and lift to all floors.

## LOCATION

Winn Road is one of the most sought after areas within Southampton due to its close proximity to the city centre, Portswood High Street & Southampton Common. Southampton University is situated nearby & there are schools at all levels locally. In addition to Southampton Common, recreational facilities include Southampton Sports Centre & Southampton Municipal Golf Course. Extensive shopping facilities exist within the city itself including West Quay Shopping Centre & Ikea. There is easy access to the M27 & M3 Motorways, Southampton International Airport & both Southampton Central & Parkway Stations with mainline trains to London Waterloo.



## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### HALLWAY

### LOUNGE

15' 00" x 12' 10" (4.57m x 3.91m)

### KITCHEN

14' 00" x 06' 05" (4.27m x 1.96m)

### MASTER BEDROOM

10' 09" x 10' 07" (3.28m x 3.23m)

### ENSUITE

08' 00" x 06' 00" (2.44m x 1.83m)

### BEDROOM TWO

10' 09" x 08' 04" (3.28m x 2.54m)

### BATHROOM

06' 00" x 06' 00" (1.83m x 1.83m)

### OFFER CHECK PROCEDURE

If you are considering making an offer on this property, our clients will require confirmation of your status. We have therefore adopted an offer check procedure which involves our Financial Adviser verifying your position. To enable our compliance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 we shall require two forms of identification, one showing proof of name, the other showing proof of address. This will be required before any sale can commence.

### CONVEYANCING REFERRAL SERVICES

Beal's refer Conveyancing Services to Move With Us Limited who have a panel of solicitors to instruct. Beal's will only be paid a referral fee upon sign up and completion of any conveyancing services. The average revenue per referral is 384 made of Completion fees, Incentives, DC/JS Extras, Search commission and ID commission. It is your decision whether you choose to deal with Move With Us Limited and the solicitor they instruct.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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