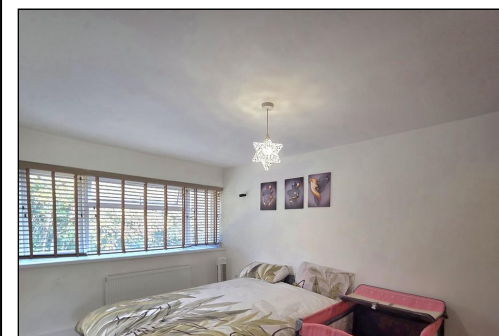


KINGS
ESTATES

OFFERS OVER
£120,000

Woodside Road, Southampton, SO17 2GR **Leasehold**



Welcome to Woodside Road

MAIN DESCRIPTION

Kings Estates are delighted to present this immaculately presented one-bedroom top-floor flat, ideally located in the ever-popular Portswood area of Southampton. This charming home offers a perfect blend of modern comfort, practicality, and convenience, making it an excellent choice for first-time buyers, professional individuals, or investors seeking a well-connected and desirable location. Upon entering the property, you are welcomed into a bright and well-proportioned layout that has been tastefully decorated to a high standard throughout. The main living space comprises a spacious lounge, featuring large, double-glazed windows that allow plenty of natural light to flood the room. Recently redecorated in a modern colour palette, this room offers a warm and welcoming atmosphere, ideal for relaxing evenings or entertaining guests.

Adjacent to the lounge is a compact and practical kitchen, fitted with a range of base and wall-mounted storage units, work surfaces, and a stainless-steel sink and drainer. There is space and plumbing for a washing machine, fridge freezer, and a freestanding cooker, making the space highly functional while remaining easy to maintain.

The property also benefits from a generously sized double bedroom, offering ample room for furniture and storage. The bedroom is flooded with natural light via a wide double-glazed window and is complemented by gas central heating, ensuring warmth and comfort throughout the colder months.

A major highlight of this flat is the recently installed and beautifully finished bathroom, which features a contemporary three-piece suite including a low-level WC, a wash hand basin, and a panelled bath with shower over.

Finished with stylish tiling and modern fittings, the bathroom provides a sleek and relaxing environment. Further benefits of the property include gas central heating, double glazing throughout, off-road residential parking located to the front of the building, and access to a well-maintained communal garden ideal for outdoor relaxation and socialising.

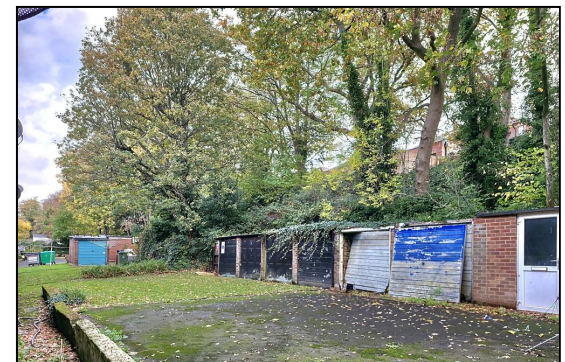
The property is situated on the top floor of a quiet and well-maintained building, with a long lease remaining of approximately 106 years. It is offered for sale with no forward chain, ensuring a smooth and prompt transaction for the right buyer.

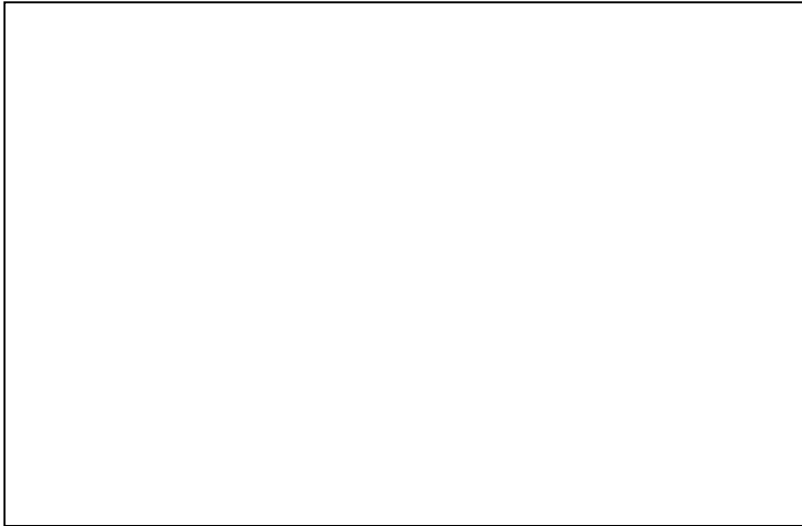
This home is ideally positioned within walking distance of Portswood High Street, offering a wide range of shops, cafes, restaurants, and supermarkets including Waitrose and Sainsbury's. It is also just a short distance from St Denys Train Station, providing excellent access to Southampton Central, Winchester, and London Waterloo. The University of Southampton and Southampton Common are also easily accessible, enhancing the property's appeal to both owner occupiers and tenants alike.

In summary, this superb one-bedroom flat combines space, comfort, location, and modern features, all within a well-connected residential setting. Whether you are looking to step onto the property ladder, downsize, or invest, this property ticks all the boxes and should be viewed at the earliest opportunity.

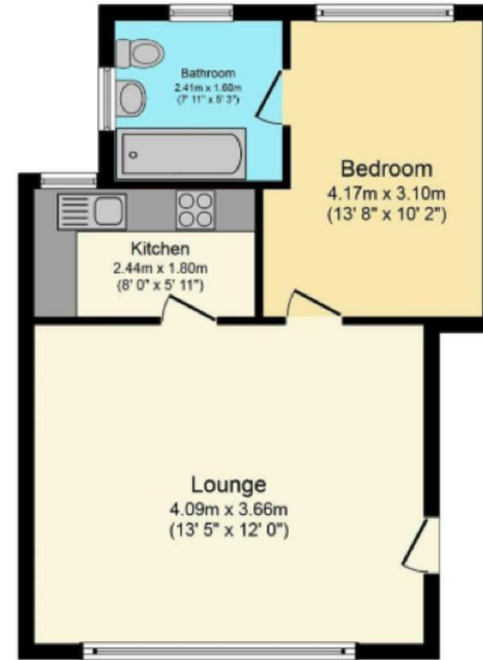
This stylish one-bedroom flat has been tastefully upgraded and maintained to a high standard, offering comfortable living in a well-connected location.

EPC Rating: 68
Council Tax Band: A





Floorplan



Floor Plan

Total floor area 48.7 sq. m. (524 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Property Features

- IMMACULATELY PRESENTED THROUGHOUT
- GAS CENTRAL HEATING
- WALKING DISTANCE TO ST DENYS STATION
- CLOSE TO PORTSWOOD HIGH STREET
- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- TOP FLOOR FLAT WITH COMMUNAL GARDEN
- NEWLY FITTED BATHROOM SUITE
- LARGE DOUBLE BEDROOM
- OFF ROAD RESIDENTIAL PARKING
- NEWLY DECORATED LOUNGE

Kings Estates

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		

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