

KINGS
ESTATES

FROM
£140,000

Cranbury Place, Southampton, SO14 0LG **Leasehold**



Welcome to Cranbury Place

Positioned along the historic St Swithuns Road in central Southampton, this striking one-bedroom ground-floor maisonette benefits from its own private entrance, a secure gated parking space, and a generous internal layout with bright, modern interiors throughout. Accessed via a set of external steps, the property opens into a welcoming entrance hall with a large storage cupboard housing the water tank and space for coats or cleaning equipment. The open-plan living area features two double-glazed front-aspect windows, flooding the space with natural light. This stylish lounge seamlessly blends into a modern fitted kitchen, equipped with high-gloss wall and base units, a stainless steel sink with drainer, electric fan oven, induction hob with extractor hood, freestanding washing machine, and fridge-freezer. The double bedroom is positioned at the rear of the property and offers excellent proportions, a rear-facing double-glazed window, an electric radiator, built-in storage cupboard, and freestanding wardrobe. The bathroom is well-appointed with a white suite including bath and electric overhead shower, WC, vanity-style wash basin, electric radiator, extractor fan, and neutral tiling. Outside, the flat benefits from allocated parking in a gated private rear car park, as well as access to communal grounds and bin storage areas. There is no front or rear private garden, but excellent access to Southampton Common and city parks just a short distance away. This home is ideal for buyers seeking low-maintenance city living with security, space, and strong long-term value.

Accommodation Breakdown

Entrance Hall

Double-glazed front door, electric radiator, built-in

storage cupboard (water tank)

Lounge

Dimensions: 10'7" x 11'9" (3.23m x 3.58m)

Bright open-plan space with two front-aspect double-glazed windows, electric radiator, TV point

Kitchen

Dimensions: 5'6" x 6'6" (1.68m x 1.98m)

High gloss wall and base units, contrasting worktops, stainless steel sink with drainer, induction hob, electric fan oven with extractor hood, red glass splashback, freestanding washing machine and fridge-freezer

Bedroom One

Dimensions: 11'5" x 10'3" (3.48m x 3.12m)

Double-glazed rear-aspect window, electric radiator, built-in storage cupboard, freestanding wardrobe

Bathroom

Dimensions: 5'6" x 6'5" (1.68m x 1.96m)

White suite with bath and electric overhead shower, screen, vanity-style wash basin, WC, heated towel rail, extractor fan

External

One allocated gated parking space to rear

Communal bin store

No private garden (communal garden to rear)

Tenure and Charges

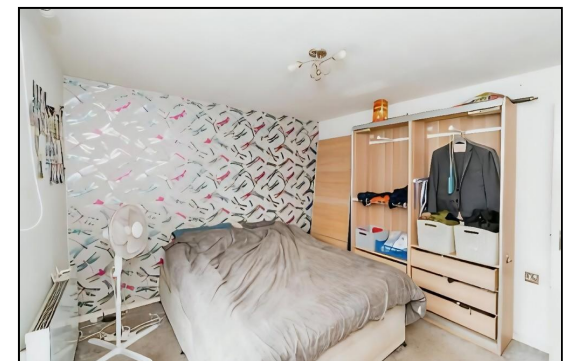
Tenure: Leasehold

Lease Length: 189 years from 20 March 1985 (Approx. 149 years remaining)

Ground Rent: £0 per annum

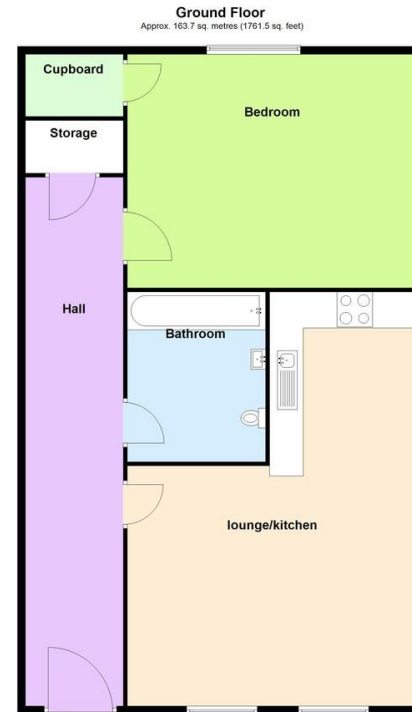
Service Charge: Approx. £1,440 per annum

EPC Rating: **56D**
Council Tax Band: **A**





Floorplan



Property Features

- RIVATE ENTRANCE
- ALLOCATED GATED PARKING
- OPEN PLAN LIVING SPACE
- MODERN FITTED KITCHEN
- SPACIOUS DOUBLE BEDROOM
- CONTEMPORARY BATHROOM
- 149-YEAR LEASE REMAINING
- ZERO GROUND RENT
- CENTRAL CITY LOCATION
- ELECTRIC HEATING AND DOUBLE GLAZING

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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 are 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.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		