



Flat 11 Marina View, 17 Abbey Hill, Netley Abbey, SO31 5FB

£170,000

WHITE & GUARD

Flat 11 Marina View, 17 Abbey Hill

Netley Abbey, Southampton

INTRODUCTION

Set on the top floor of this beautiful older style building, is this one bedroom 'attic' apartment offering water views from the main bedroom. The secluded 'Marina View' is surrounded by generous and well-maintained communal grounds. Available for sale with no forward chain, the property comprises a dual aspect lounge/diner, a separate fitted kitchen, a double bedroom and a fitted bathroom suite. The property enjoys the additional benefit of allocated and visitor's parking and would be perfectly suited to a first time or second home buyer.

LOCATION

The shores of Southampton Water are moments away from the property, as is Weston Shore. The beautiful Royal Victoria Country Park, which is set in 200 acres of grassy park and woodland, is also only a short walk away. The local village shops include a bakery, post office, dry cleaner, beauty salon, two hairdressers, a barber and a convenience store, as well as a café, several takeaway businesses, two popular pubs and Netley train station.

AGENTS NOTE

The property is leasehold and we are advised by the vendor that there are approx. 169 years left on the lease. (£1.00 Ground Rent per annum with no review date/£2,589.40 Service Charge per annum with review date Dec 2023 - advised by the vendor. Disclaimer - information has been given by the owner - please seek verification via your solicitor prior to purchase.

- Tenure - Leasehold - 169 years
- Eastleigh Borough Council - Band A
- EPC - Grade E





INSIDE

Steps lead up to the front door which opens into a communal entrance hall. An internal door opens into the private entrance hall which has stairs leading to the landing, a security intercom system and under stairs storage. On the landing there is access to the loft space, a fitted cupboard housing the hot water tank and a sky light over the mezzanine landing on the stairs. The principal living space is a well-proportioned lounge/diner with a double glazed window to the side aspect and a sky light to the front elevation. The room has an electric radiator and provides space for a dining table and chairs as well as a living area. From the lounge, a door leads into the fitted kitchen which comprises a range of base level units with fitted work surfaces over which incorporate an inset stainless steel sink and drainer, along with an inset electric hob and oven. There is undercounter space and plumbing for a washing machine, tilling to the principal areas and a sky light to the rear aspect.

The well-presented master bedroom enjoys a water view from the window, has an electric radiator to one wall and allows space for free standing bedroom furniture. The bathroom suite comprises a panel enclosed bath with electric shower over and fitted shower screen, has a pedestal wash hand basin and WC, a heated towel rail and extractor fan, as well as tiling to the principal areas and a sky light to the rear aspect.

OUTSIDE

Set in the middle of the generous and secluded plot, the property has an allocated parking space and visitor's parking available on your approach into Marina View. To one side, the communal gardens are laid to lawn with a pond and are enclosed via mature hedges and trees which provide a wonderful degree of privacy.



SERVICES:

Water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

T: 023 8202 2192

5 West End Road, Bitterne,
Southampton, Hampshire, SO18 6TE

E: bitterne@whiteandguard.com

W whiteandguard.com

Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.



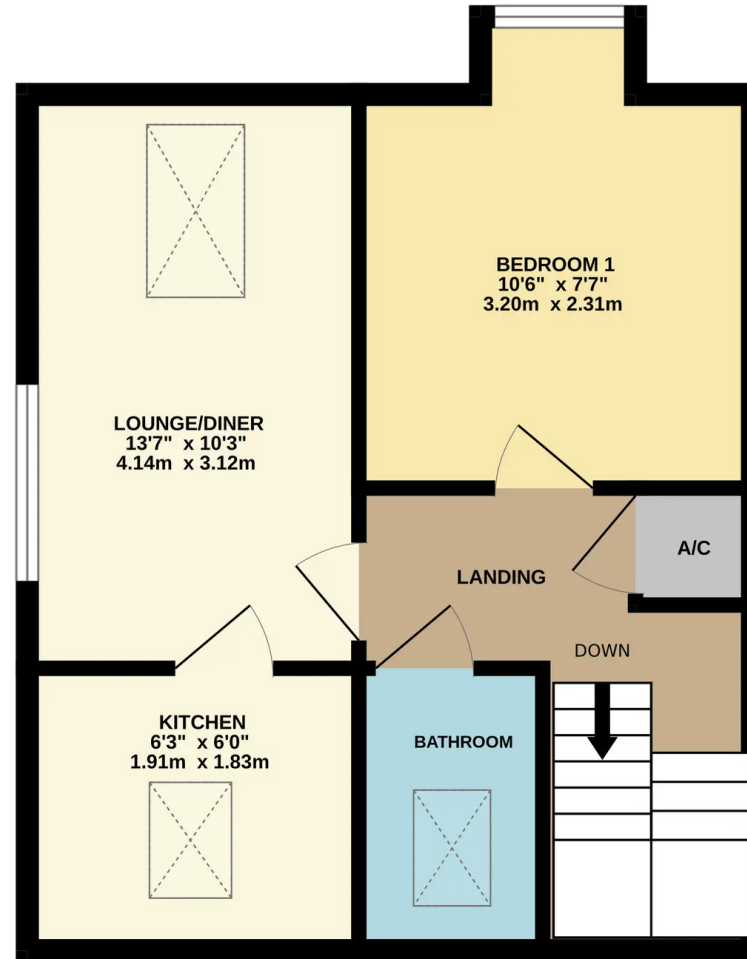
rightmove

PRS Property Redress Scheme

Zoopla



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.
Made with Metropix ©2023