



ASKING PRICE

£90,000

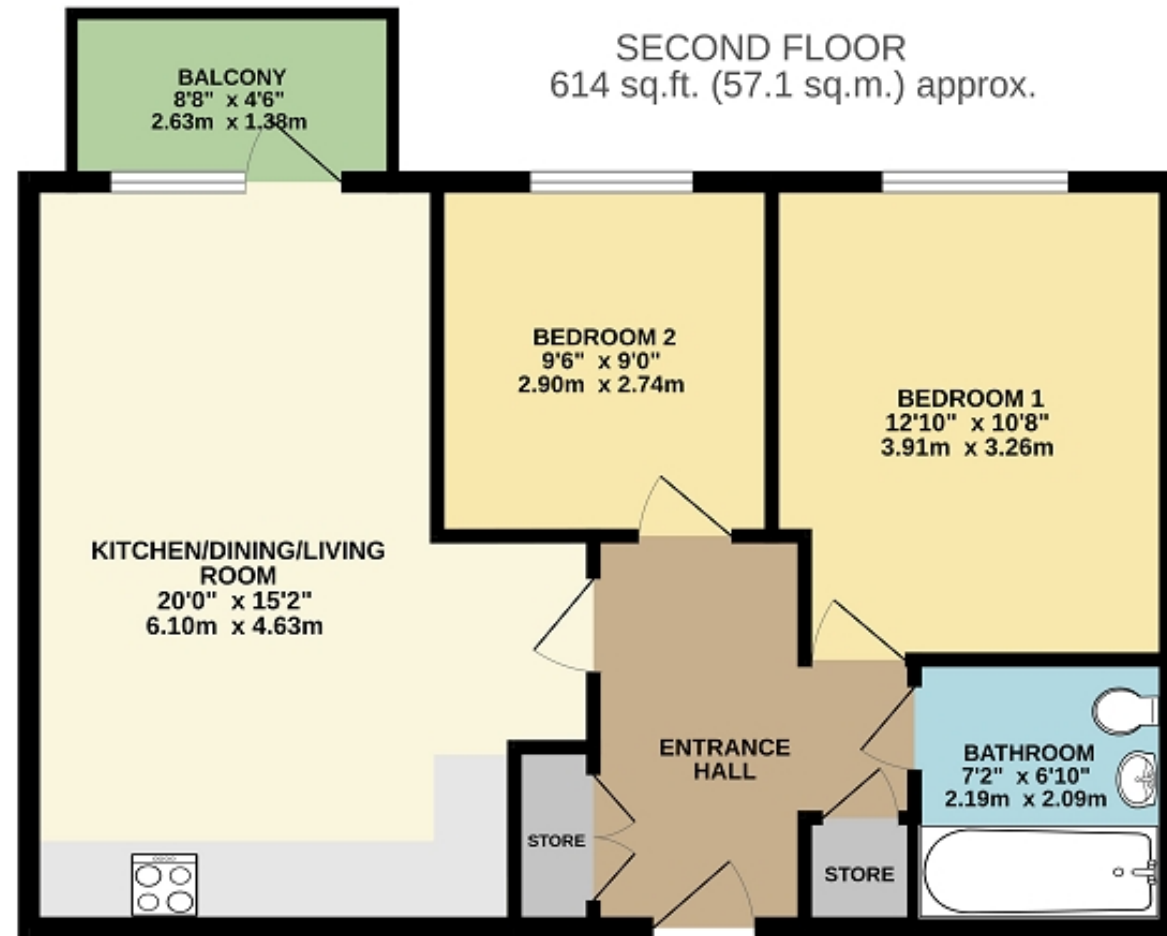
Leasehold

Dutchess House, John Thornycroft Road, SO19 9SX

Warsash Office: 01489 581 452

Bursledon Office: 02380 408 200

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TOTAL FLOOR AREA: 614 sq.ft. (57.1 sq.m.) approx.
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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12 Dutchess House, John Thornycroft Road, SO19 9SX

2 Beds - 1 Baths

This desirable two bedroom apartment offers a fantastic opportunity for first time buyers and investors alike. Well positioned within this popular area of Woolston, this property has plenty to offer with convenient transport links, local amenities and Southampton city centre all within easy reach, it's an ideal place to call home.

FEATURES

- Two generous double bedrooms
- Sunny private balcony
- Modern development with lift access
- Secure underground resident parking
- Contemporary open plan living
- 45% Shared ownership available with option to staircase to 100%



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A stylish and beautifully presented two bedroom apartment offering modern, low maintenance living in a convenient Woolston location. The development itself benefits from a secure communal entrance, lift and stair access to all floors, as well as access to an underground car park providing practical resident parking. On entering the property, the spacious entrance hallway immediately creates a welcoming feel with plenty of room for coats and shoes plus an useful utility cupboard housing everyday essentials, neatly tucked away for additional storage. The living area offers an impressive open plan kitchen, dining and living room creating a bright and sociable space, alongside a private balcony which provides a lovely outdoor area for those wanting to enjoy a morning coffee in the sun. In addition to this, both bedrooms are comfortable double rooms, providing plenty of accommodation and flexibility for furnishings. Further to this, there is a fitted, modern bathroom which complements the contemporary feel found throughout the apartment. Overall, the property is presented in good order, with excellent living space, modern decor and stylish finishes, making it an ideal home with plenty to offer.



Hallway

Laminate flooring. Skirting boards. Double doors opening to utility cupboard housing space and plumbing for washing machine. Work surface. Gas central heating boiler. Intercom system. Door opening to storage cupboard. Radiator.

Kitchen/Dining/Living Room (20' 0" x 15' 2") or (6.10m x 4.63m)

Continuation of laminate flooring. Open plan kitchen, dining and living room with fitted matching wall and base units. Stainless steel sink and drainer with chrome mixer tap. Integrated electric fan oven with induction hob and extractor above. Work surface with tiled splashback. Two radiators in living space with large double glazed door opening to balcony.

Balcony (4' 6" x 8' 8") or (1.38m x 2.63m)

UPVC large door from living area. Artificial grass with space for seating; overlooking communal gardens.

Bedroom 1 (12' 10" x 10' 8") or (3.91m x 3.26m)

Carpet. Radiator. Skirting boards. Double glazed window to side aspect.

Bedroom 2 (9' 6" x 9' 0") or (2.90m x 2.74m)

Carpet. Radiator. Skirting boards. Double glazed window to side.



Bathroom (7' 2" x 6' 10") or (2.19m x 2.09m)

Vinyl flooring. Chrome ladder style heated towel rail. Skirting boards. Low level WC. Pedestal hand wash basin with tiled splashback. Panelled bath with fitted shower attachment and curtain rail with fully tiled surround. Extractor fan.

Communal Areas

Communal landscaped gardens to the rear. Array of amenities including gym, shops and restaurants on the development (at additional charges). Lift and stairs in building providing access to all floors. Secure intercom system.

Other

Allocated parking space in secure underground facility.

Available Through Shared Ownership - Abri Homes

Shared ownership option of 45% at £90,000

£227 per month rent

Lease Details:

Service Charge: £3,005.28 per annum

Ground Rent: £250.08 per year

109 years left on lease

Southampton City Council Tax Band B £1,852.26 for 2026/27 Charges



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