



**fieldpalmer**  
ESTATE AGENTS

**Bitterne**  
**023 8042 2600**



## Flat 2, 17 Priory Avenue, St Denys, Southampton, Hampshire, SO17 2NT

Offers Over £170,000 Leasehold

**Draft Details Awaiting Vendor Approval**

Welcome to Priory Avenue. This well-presented two bedroom apartment is ideally situated in a highly sought-after location, offering convenient access to Riverside Park, a variety of shops and transport links. The bright and airy lounge/diner provides ample space for both relaxation and entertaining, with direct access into to a low-maintenance communal garden - perfect for enjoying outdoor space. The apartment also benefits from a separate well appointed kitchen, a master bedroom complete with an en-suite bathroom, alongside a second generously sized bedroom. Finished throughout in neutral decor, the property provides a blank canvas ready for personalisation. Offer to the market with no forward chain, this home presents an excellent opportunity for first time buyers.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	68	75
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			

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### Entrance Hall

Textured ceiling, storage cupboard, cupboard housing water tank, storage heater. Doors to:

### Kitchen

8' 7" (2.62m) x 8' 4" (2.54m)::  
Textured ceiling, a range of wall, base and drawer units with work surface over, sink and drainer inset, built in oven and hob with extractor fan over, space for fridge/freezer and washing machine.

### Lounge/Diner

21' 4" (6.50m) into bay x 10' 3" (3.12m) max::  
Textured ceiling, double glazed bay window to rear, double glazed door to side leading in to communal garden, electric fire place and surround, storage heater.

### Master Bedroom

14' 9" (4.50m) into bay x 10' 3" (3.12m)::  
Textured ceiling, double glazed bay window to rear, double glazed door to side leading into communal garden. Door to:

### En-suite

Textured ceiling, three piece suite comprising of panel enclosed bath with shower over, wash hand basin, WC, tiling to applicable areas.

### Shower Room

Textured ceiling, three piece suite comprising corner shower cubicle with shower over, wash hand basin, WC, tiling to applicable areas.

### Communal Garden

Direct access into a low maintenance communal garden to rear, seating area. Communal garden to the front of the block, mainly laid to lawn.

### Parking

One allocated parking space and visitor bays.

### We are advised by the vendor the lease details are as follows:

Lease length: 999 years from 2001  
Ground rent: £150.00 per annum  
Maintenance/service charge: £2500.00 per annum

### Services

Mains water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Field Palmer.

### Council Tax Band

Band B

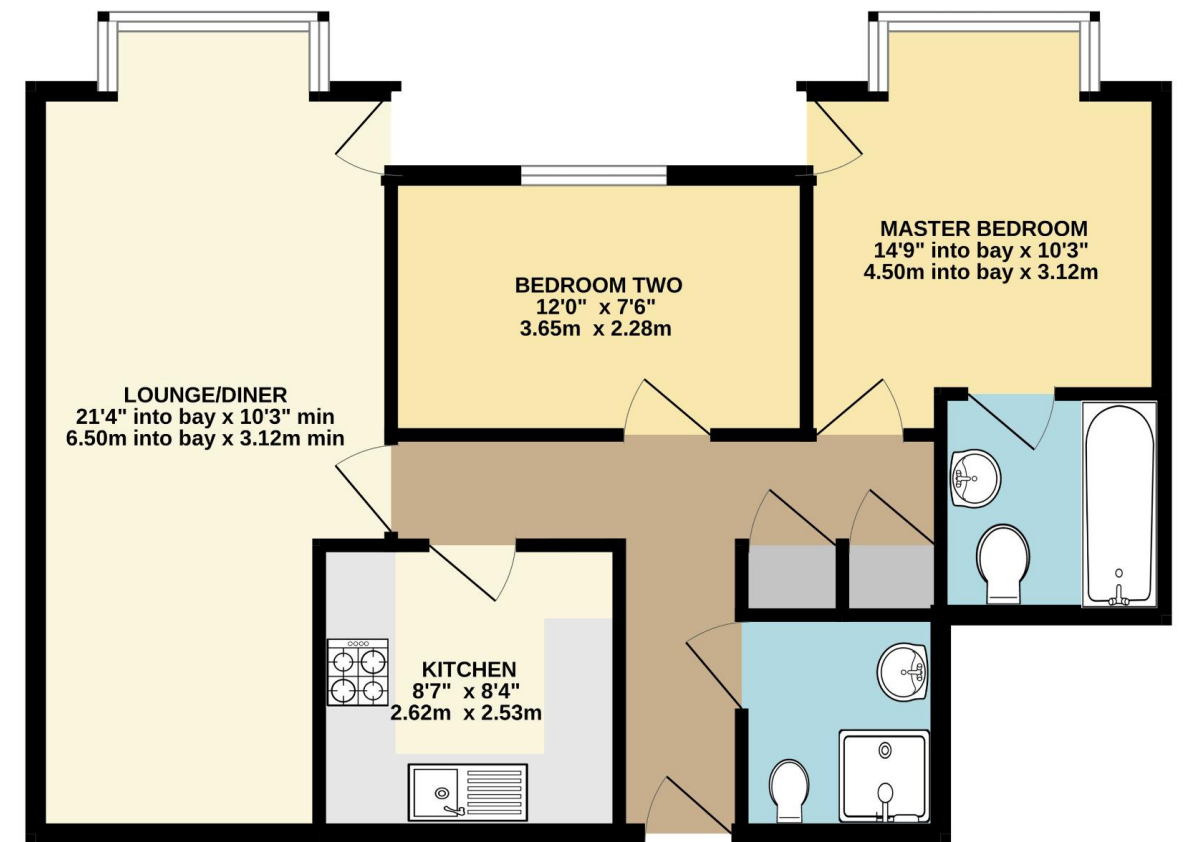
### Sellers Position

No Forward Chain

### Offer Check Procedure

If you are considering making an offer for this property and require a mortgage, our clients will require confirmation of your status. We have therefore adopted an Offer Check Procedure which involves our Financial Advisor verifying your position.

## 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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### Bitterne

249 Peartree Avenue  
Bitterne  
SO19 7RD

023 8042 2600

### Shirley

391 Shirley Road  
Shirley  
SO15 3JD

023 8078 0787

### Woolston

24 Portsmouth Road  
Woolston  
SO19 9AB

023 8039 3255

### Auction Department

62 High Street  
West End  
SO30 3DT

023 8047 4274

### Lettings & Block Management

2-4 New Road  
Southampton  
SO14 0AA

023 8071 0402

### Do you need an Energy Performance Certificate?

Field Palmer are able to offer EPC services across Hampshire and the south of England.

### We can offer mortgage advice

Want to get the best mortgage, but don't know which one is right for you? We can advise you on discounted, fixed rate, tracker, off-set, buy to let, non status, re-mortgage and more.

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