



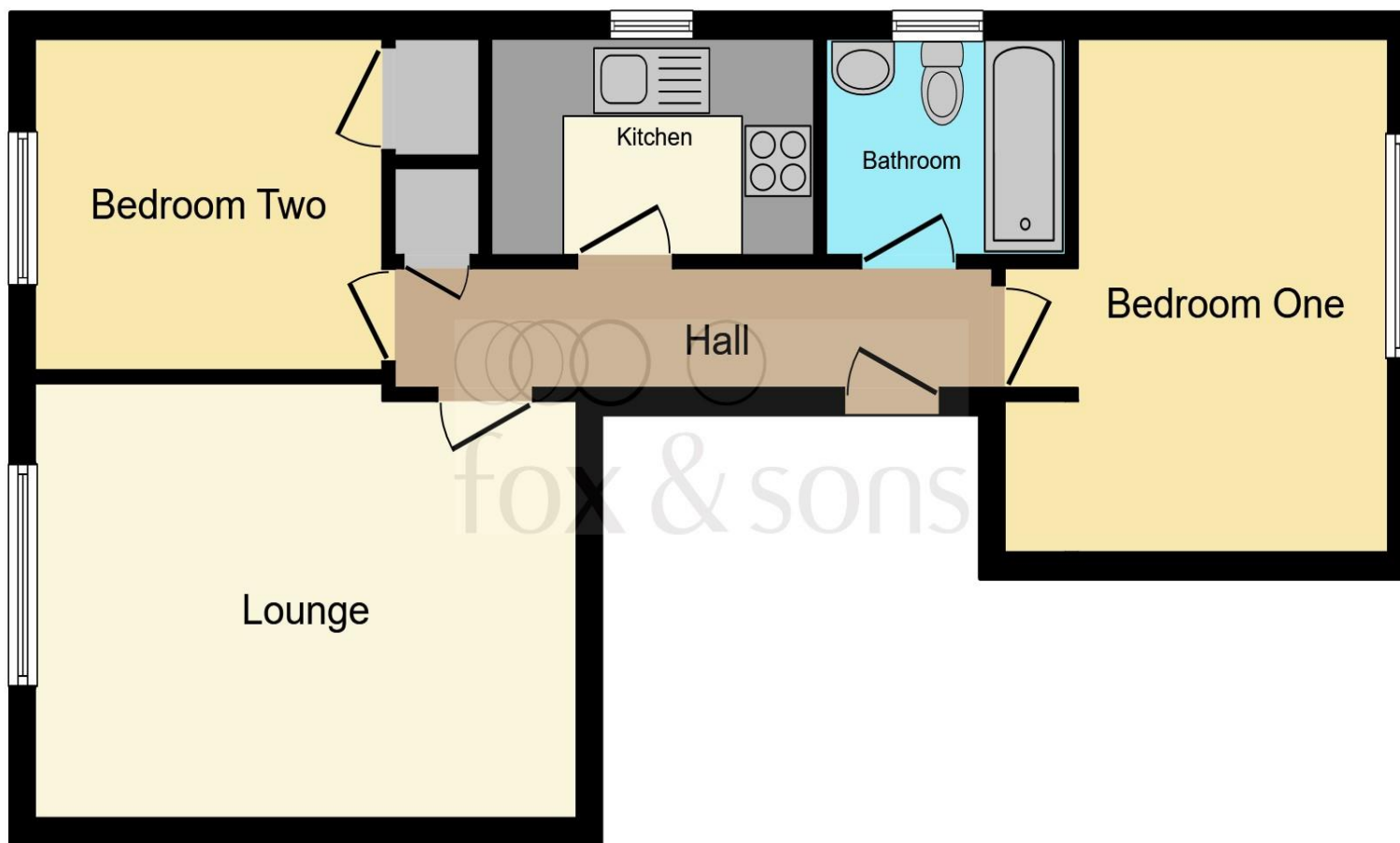
**Carlisle Court, Carlisle Road, Southampton SO16 4GS**

**welcome to**

**Carlisle Court, Carlisle Road, Southampton**

Nestled within the well-regarded Carlisle Road, this beautifully maintained two-bedroom first-floor flat offers a perfect blend of comfort and convenience. Whether you're a first-time buyer, downsizer, or investor, this property presents an excellent opportunity in a desirable location.





### Entrance Hall

### Lounge

11' 1" max x 14' 8" ( 3.38m max x 4.47m )

### Kitchen

5' 5" x 8' 8" ( 1.65m x 2.64m )

### Bedroom 1

13' x 8' 4" max (into recess) ( 3.96m x 2.54m max (into recess) )

### Bedroom 2

7' 8" x 9' 2" ( 2.34m x 2.79m )

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



**welcome to**

## **Carlisle Court, Carlisle Road, Southampton**

- Positioned closely to General Hospital, Shirley High Street, the Common and out of city links
- Double Glazing & Gas Central Heating
- New Boiler - Replaced in the last 3 years
- Allocated Parking Space and On Street Parking
- Modern Property with Recent Upgrades

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2700.00

Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 19 Dec 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £170,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU117285](https://fox-and-sons.co.uk/Property/SOU117285)



Property Ref:  
SOU117285 - 0010

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