



TOTAL FLOOR AREA: 608 sq.ft. (56.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other details are approximate and no responsibility is taken for any error, omission or misstatement. 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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BRAMBLES

ASKING PRICE

£225,000

Leasehold

Station Road, Netley Abbey, SO31 5AL

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Bursledon Office: 02380 408 200



Station Road, Netley Abbey, SO31 5AL

2 Beds - 1 Bath

Stylish ground-floor two-bedroom apartment within a modern development benefiting from one allocated parking space. Conveniently located just minutes from the local amenities of Netley.

FEATURES

- Ground floor apartment in a modern development
- Generous two bedrooms with an en-suite to the master
- Modern fitted kitchen and bathroom
- Close proximity to the train station
- Tranquil Netley Abbey village location
- One allocated parking space
- Shared garden with one other apartment



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This attractive ground-floor two-bedroom apartment is ideally positioned within walking distance of the famous Royal Victoria Country Park. Offering a wonderful blend of modern living and village charm, the property is well suited to those seeking a stylish home in a convenient yet tranquil location. Upon entering, you are welcomed by a spacious entrance hall providing ample storage, creating a practical and uncluttered first impression. The accommodation features inset spotlights throughout, adding a contemporary feel to the property. The generous living room provides a comfortable and versatile space for relaxing and entertaining, while opening directly into the modern, fully integrated kitchen. The kitchen has been thoughtfully designed with a range of fitted units and clever storage solutions, ensuring that everything has its place while maintaining a sleek and contemporary finish. The property offers two well-proportioned double bedrooms. The principal bedroom benefits from a modern en-suite shower room and a lovely bay window feature, creating a bright and inviting space. The second bedroom is also a generous double and offers excellent flexibility for guests, family or use as a home office. Further benefits include one allocated parking space, additional visitor parking bays, communal bin and bicycle stores, and access to a communal garden shared with just one other apartment.



Bedroom 1 (13' 8" x 10' 4") or (4.16m x 3.15m)

UPVC double glazed window to rear. Carpet. Skirting boards. Radiator. Inset spotlights. Doorway to ensuite.

En-suite (2' 6" x 10' 8") or (0.76m x 3.26m)

Tiled flooring. Low level WC with concealed cistern. White wash basin with matte black mixer tap and a vanity unit below. LED mirrored vanity unit. Fully tiled shower cubicle with glass door, matte black hardware and matte black rainfall effect shower. Inset spotlights. Extractor fan.

Bedroom 2 (11' 2" x 10' 4") or (3.40m x 3.14m)

UPVC double glazed window to rear. Carpet. Skirting boards. Radiator. Inset spot lights.

Other

Eastleigh Borough Council Tax Band B £1879.51 2026/27 charges.

Vendors position: Need to find

Length remaining on lease: 105

Ground rent: £120 per annum

Service charge: approx £1200 per annum



Communal Area

Well lit communal entrance lead to apartment on ground floor. One allocated parking space. Visitor bays. Communal bin stores and bike stores. Communal garden shared with one other flat.

Hallway

Wooden tongue and groove front door. Carpet. Skirting boards. Radiator. Inset spotlights. Large storage cupboard housing the RCD breaker switches and meters. Secure entry intercom.

Living/Dining Room (12' 10" x 12' 4") or (3.91m x 3.75m)

UPVC double glazed bay window to front aspect. Carpet. Skirting boards. Radiator. Inset spot light. Vertical radiator. Opening to kitchen.

Kitchen (12' 10" x 7' 6") or (3.91m x 2.29m)

UPVC double glazed window to side. Tiled flooring. Inset spot lights. Full range of matching wall units & base units. One of the wall units houses the combi boiler. Ample work surfaces with drainer inserts. Tiled splash backs. Butler style sink and a half. Integrated electric oven and microwave. Four point gas burner hob. Extractor hood. Integrated microwave. Integrated dishwasher and fridge freezer. Inset spotlights.

Bathroom (6' 8" x 6' 0") or (2.04m x 1.83m)

UPVC double closed opaque window to side. Tiled flooring. Fully tiled walls. White panel bath with centralised chrome taps and a chrome rainfall effect shower above with glass screen. Low-Level WC with concealed cistern. White wash basin with chrome mixer tap and vanity unit below. Chrome ladder style heated towel rail.



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