



C404, Royal Crescent Apartments

In Excess of £225,000





C404, Royal Crescent Apartments, Southampton

Description

EWS1 CERTIFICATE IN PLACE CONFIRMING NO REMEDIATION WORKS ARE REQUIRED ON THE BUILDING

Nested is proud to offer this exceptional four-floor apartment, perfectly positioned near the vibrant **OCEAN VILLAGE**. This modern home features two generous bedrooms, two stylish bathrooms, and a private **BALCONY**, ideal for unwinding or entertaining. Secure undercroft parking adds both convenience and security.

Step inside to a spacious entrance hall with ample storage, leading to two well-sized bedrooms, including a master with a sleek ensuite. A contemporary family bathroom completes the space.

The open-plan living area is the heart of the apartment, featuring a modern kitchen, a bright lounge-diner, and direct access to the balcony—perfect for enjoying the fresh air and city views. Residents also benefit from a secure intercom system, a communal lift, and beautifully maintained shared grounds.

Combining style, practicality, and an unbeatable location, this apartment is a fantastic opportunity not to be missed!



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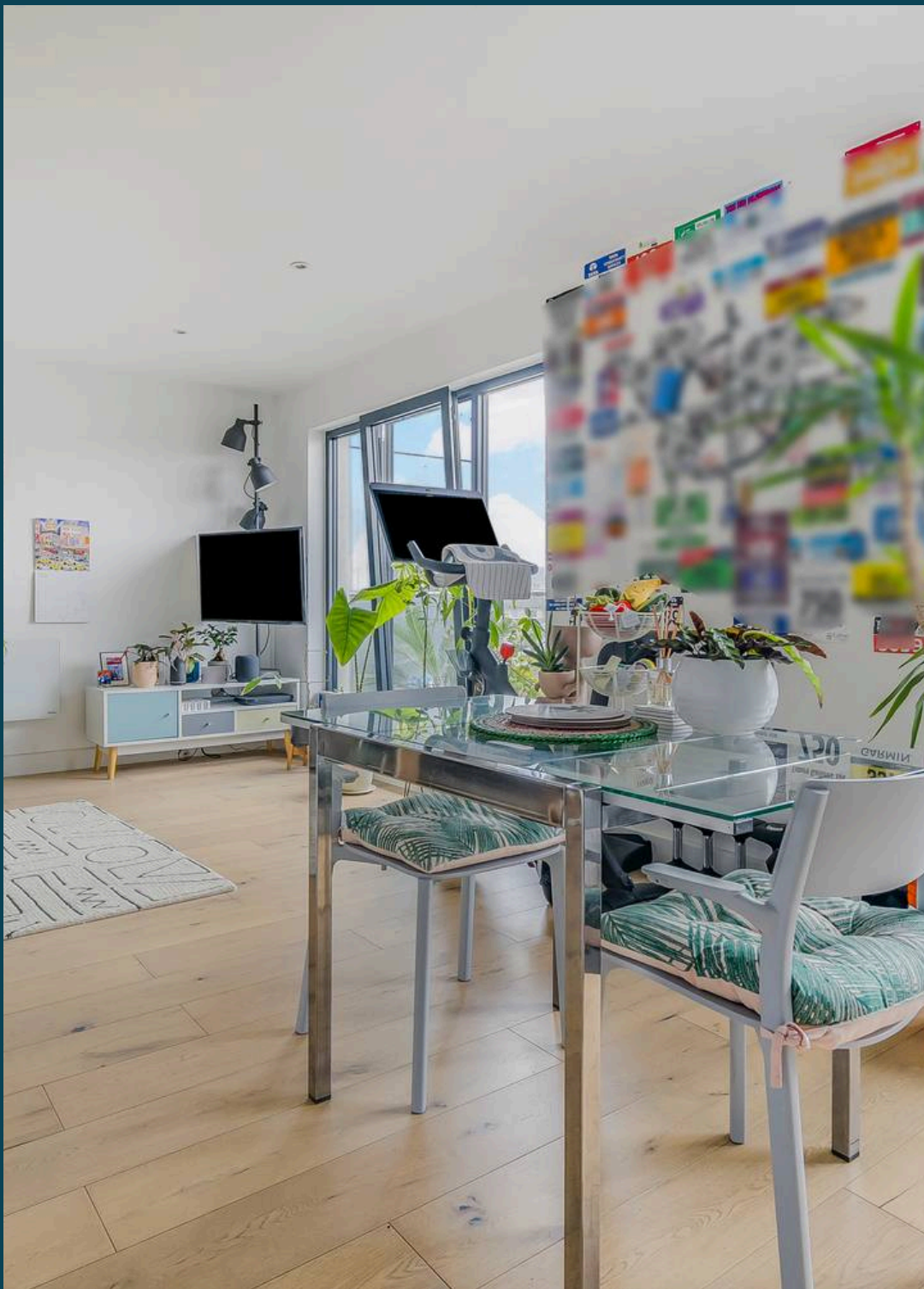
Anti-Money Laundering (AML) Compliance

In accordance with UK Anti-Money Laundering regulations, all successful buyers must complete identity and source-of-funds checks. A fee of £60 including VAT per purchase will apply.

To meet these requirements, your details will be shared with a third-party AML provider, who will contact you directly to carry out the verification process. This is a legal obligation for estate agents and helps protect everyone involved in the transaction.

EPC Rating: B

Parking – Allocated parking



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Key Features

- Prime location close to Ocean Village
- Four-floor apartment offering great views and modern living
- Two spacious bedrooms, including a principal bedroom with stylish en-suite
- Two contemporary bathrooms
- Bright open-plan living/dining area with modern kitchen
- Private balcony, ideal for relaxing or entertaining
- Secure undercroft parking
- Generous hallway storage cupboards
- Secure intercom entry system and communal lift
- Well-maintained communal grounds

Property Information

Tenure: Leasehold

Lease Remaining: 122 years

Ground Rent: £113 per annum

Annual Service Charge: £1,555



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Council Tax

Band C

Parking

Off-street parking (Secure Undercroft Parking)

Outside Space

Private Balcony

Utilities

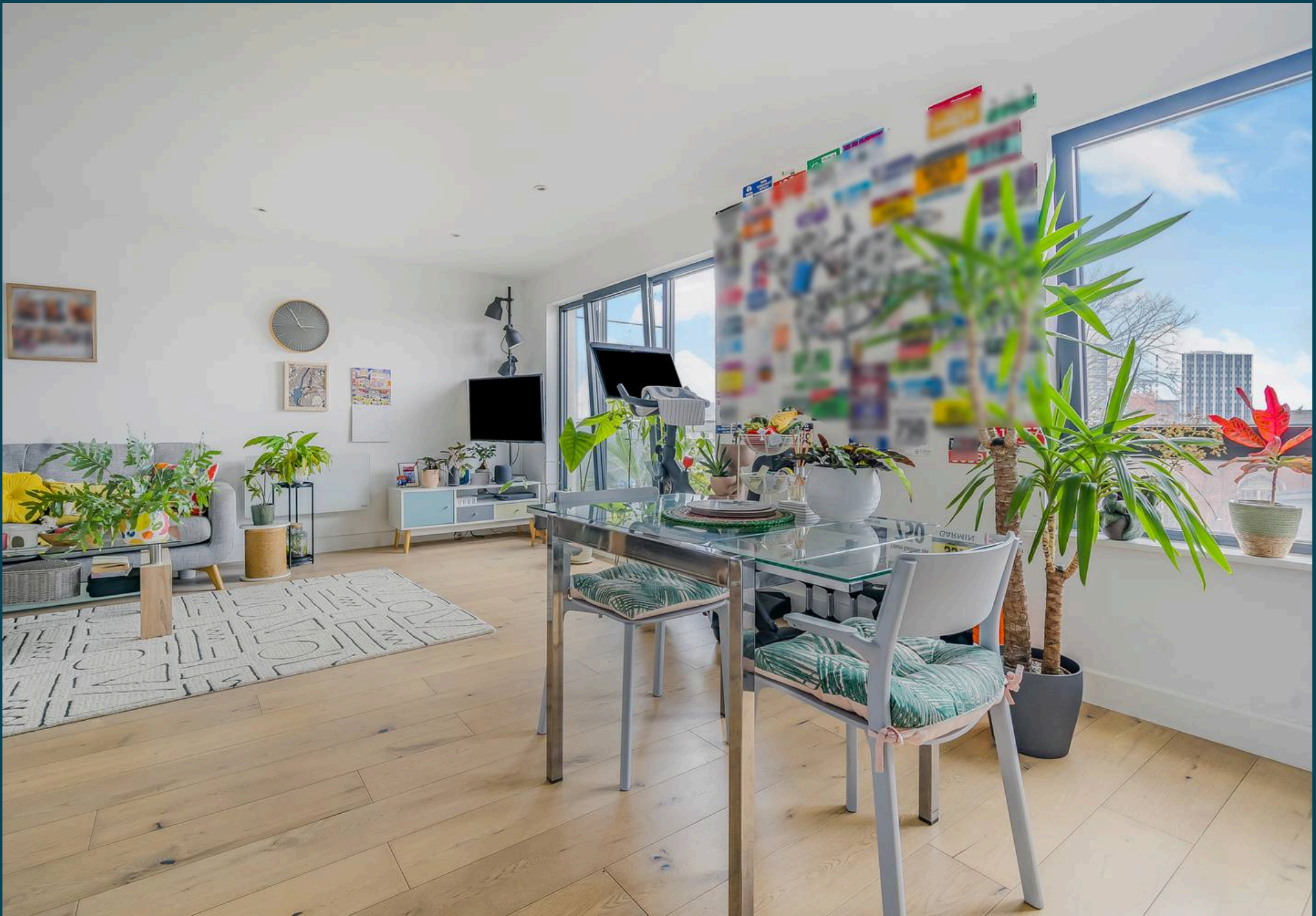
- Electricity: Mains supply
- Water: Mains supply
- Heating: Electric
- Broadband: FTTP (Fibre to the Premises)

Rights & Restrictions

- Private Rights of Way: No
- Public Rights of Way: No
- Listed Property: No
- Restrictions: None Known

Flood Risk

- Flooded in Last 5 Years: No
- Flood Defences: No Known



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A	99	99
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Royal Crescent Road, Southampton, SO14

Approximate Area = 738 sq ft / 68.5 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nested. REF: 1264848





Nested Southampton

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