




Bitterne
023 8042 2600



**Flat 13 Whitchurch Court, 231-233 Spring Rd
Spring Road, Southampton, Hampshire, SO19
2NY**

Offers Over £110,000 Share of Freehold

Draft Details Awaiting Vendor Approval

Welcome to Whitchurch Court. Offered for sale with no forward chain is this fantastic one bedroom top floor flat. This property consists of a light and airy lounge/diner with a Juliet Balcony, a fitted kitchen with space for appliances, one double bedroom with built in storage and a neutral three-piece bathroom. The property also boasts allocated parking, communal garden, a long lease and share of the freehold.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		81
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			

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Communal Entrance

Stairs rising to all floors

Entrance Hall

Textured ceiling, storage cupboard, cupboard housing water tank, doors to:

Lounge/Diner

13' 7" (4.14m) x 9' 10" (3.00m)::

Smooth ceiling, Juliette balcony to front, velux window, electric radiator, opening to:

Kitchen

9' 10" (3.00m) x 5' 9" (1.75m)::

Textured ceiling, double glazed window to side, range of wall and base 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.

Master Bedroom

9' 10" (3.00m) x 9' 6" (2.90m)::

Smooth ceiling, UPVC double glazed window to front, built in wardrobe, electric radiator.

Bathroom

Textured ceiling, panel enclosed bath with electric shower over, wash hand basin, WC, extractor fan, tiling to applicable areas.

Parking

Once allocated parking space and 2 visitor bays.

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

Share of Freehold

1000 years from 1993

Maintenance/service charge - £584.18 per 6 months

Reserve fund - £126.79 per 6 months

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 A

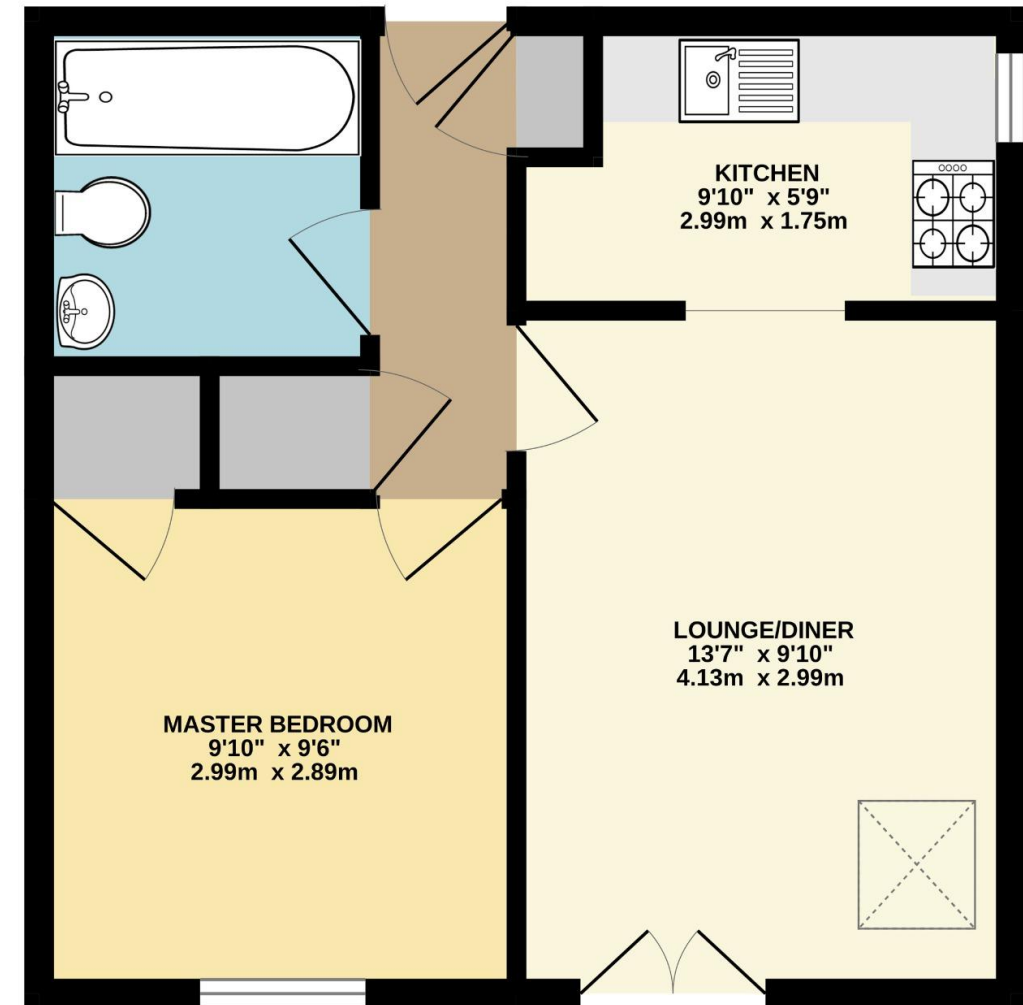
Sellers Position

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

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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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