HUNTERS®

HERE TO GET *you* THERE



York Road

Netley, Southampton, SO31 5DD

Guide Price £175,000

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- Ideal First Time Buy/Investment
- Two Double Bedrooms
- Village Location
- Bin Store Area
- In Good Decorative Order
- 1st Floor Apartment
- Water Views
- Residents & Visitor Parking
- No Forward Chain
- Early Viewings Are Advised

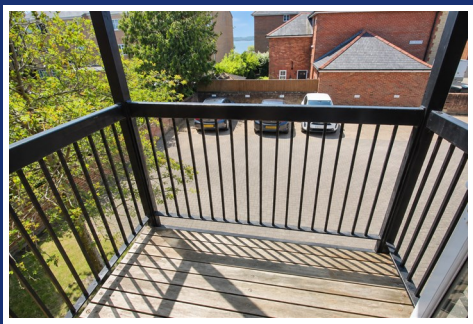
Tel: 023 8045 8054

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Hunters are delighted to offer this two bedroom 1st floor apartment with water views situated in the heart of Netley Village with local shops and amenities on the door step. The property is in good decorative order and being sold with no forward chain making this is an ideal first time buy or investment opportunity.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

Communal Grounds
Allocated and visitor parking, bin storage area, security intercom system.

Entrance Hall
Fitted carpet, radiator, door to storage cupboard, door to:

Master Bedroom
11'6" x 8'8" (3.51m x 2.64m)
UPVC double glazed window to rear aspect, built-in wardrobe(s), radiator.

Bedroom 2
11'6" x 10'9" (3.51m x 3.28m)
UPVC double glazed window to rear aspect, built-in wardrobe(s), radiator, fitted carpet.

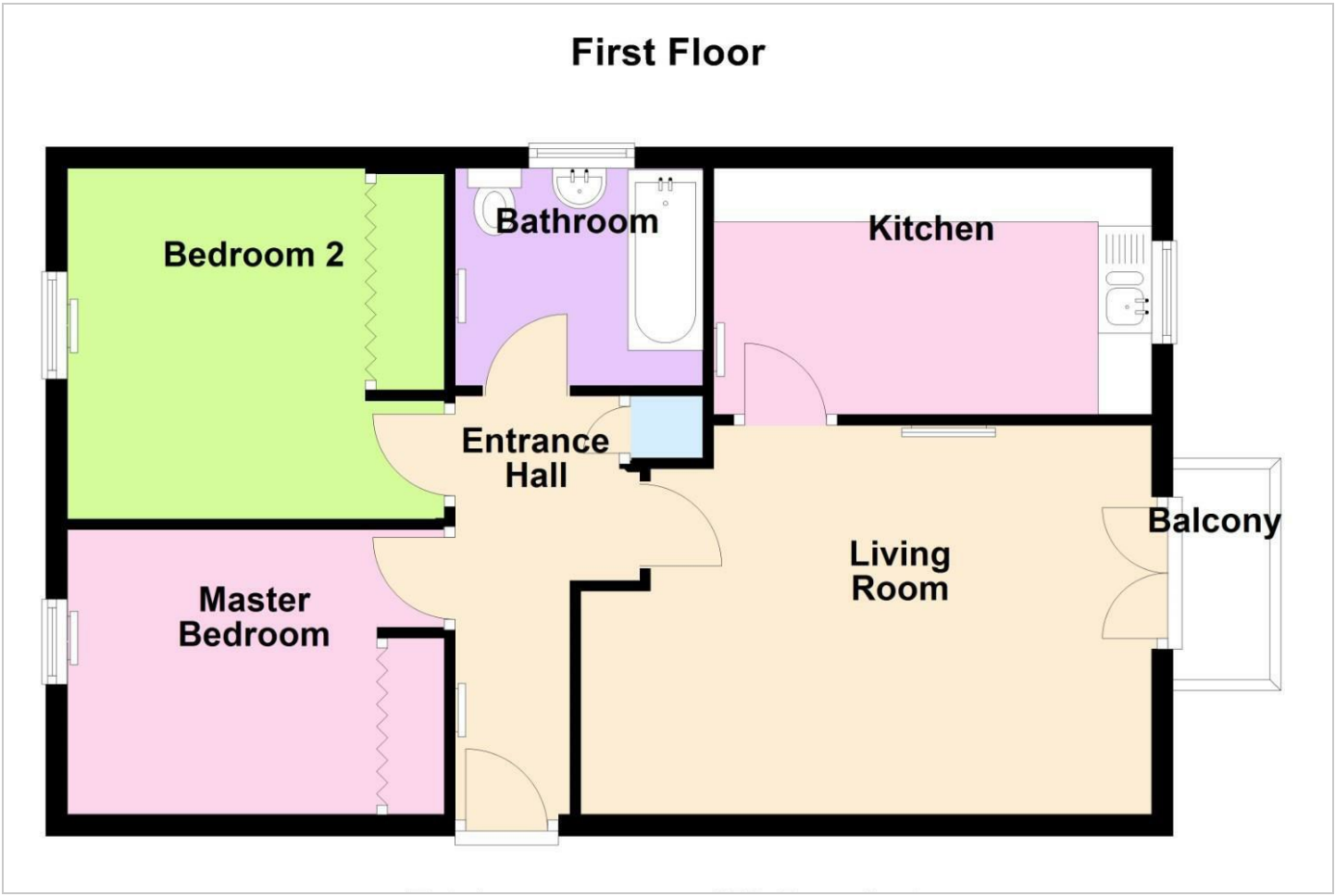
Bathroom
Fitted with three piece suite comprising panelled bath with shower over and glass screen protector, pedestal wash hand basin with shower over, low-level WC, extractor fan, uPVC opaque double glazed window to side aspect, radiator, laminate flooring.

Living Room
17'5" x 11'11" (5.31m x 3.63m)
Fitted Carpet, double radiator, TV point, double glazed double doors to:

Balcony
6'5" x 3'3" (1.96m x 0.99m)
Metal balustrade with wooden flooring, with water views.

Kitchen
13'4" x 7'6" (4.06m x 2.29m)
Fitted with a matching range of base and eye level units and drawers with worktop space over, 1+1/2 bowl sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, built-in oven, four ring gas with pull out extractor hood over, uPVC double glazed window to front aspect, radiator, vinyl tiled flooring, coving to ceiling, wall mounted gas combination boiler.

Floorplan


First Floor
Bedroom 2
Bathroom
Kitchen
Entrance Hall
Balcony
Living Room
Master Bedroom







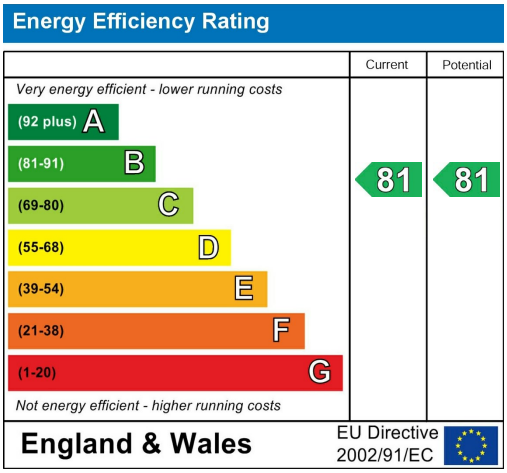


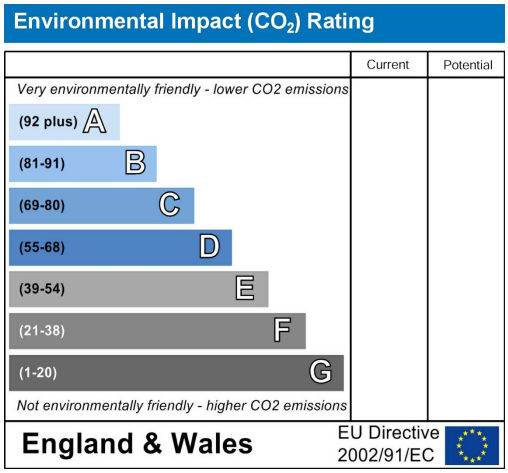






Energy Efficiency Graph





Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman