



Connells

St. Boniface Court Fleming Avenue
North Baddesley SOUTHAMPTON

St. Boniface Court Fleming Avenue North Baddesley SOUTHAMPTON SO52 9AW

for sale guide price
£200,000



Property Description

This newly renovated two-bedroom first-floor flat is located in the sought-after area of North Baddesley. With a brand-new front door and fresh updates throughout, it offers a modern and welcoming living space. The property includes two spacious double bedrooms, a separate bathroom and WC, and a bright, airy lounge with views to the rear of the block. The kitchen provides ample room for appliances, plus a pantry/utility cupboard for added convenience. Additional storage is available throughout, including a large walk in storage room near the entrance and hallway cupboards. Situated at the rear is a private parking area, with further on-road parking available. Ideally positioned for commuting to Southampton and Romsey, the flat also falls within a desirable school catchment area. The property benefits from a secure entrance system, providing residents with peace of mind and controlled access to the building.

Kitchen/Diner

17' 5" x 8' 10" (5.31m x 2.69m)

A spacious and characterful kitchen diner featuring sleek countertops and restored cupboards that blend charm with functionality, with space for a dining table. The room comfortably accommodates a washing machine and oven. A built-in cupboard offers flexible space for use as a utility or pantry, making this kitchen both practical and inviting for everyday living and entertaining.

Lounge

13' 9" x 11' 10" (4.19m x 3.61m)

A bright and airy lounge with generous

proportions and plenty of natural light. A large window faces the rear of the block, offering pleasant views and enhancing the open feel of the space. Perfect for relaxing or entertaining.

Bathroom

5' 7" x 5' 6" (1.70m x 1.68m)

Finished in soft cream tiles, this well-lit bathroom includes a full-sized bath with a wall-mounted shower, a towel rack, and a double window that brings in plenty of natural light. A calm and comfortable space for unwinding

Separate WC

Located next to the main bathroom, this standalone toilet room is the only WC in the property. Conveniently positioned and ideal for busy households.

Bedroom 1 And 2

13' 10" x 9' 9" (4.22m x 2.97m)

Two identical kingsize bedrooms, each offering ample space for a kingsize bed. Both rooms feature brand new grey carpets, creating a fresh and modern feel. Ideal for restful nights or flexible use as a guest room or home office.

Walk In Storage Room

8' 8" x 3' 10" (2.64m x 1.17m)

Positioned to the left of the front door, this handy walk in storage space is perfect for

coats, shoes, and general storage—keeping the entrance neat and organised.









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

To view this property please contact Connells on

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This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Apr 2013. Should require further information please contact the branch. Please Note additional fees could be incurred for items such as stamp duty.

directions to this property:

Start in central Romsey, near the Market Place.

Head east on The Hundred toward Winchester Road (A3090).

Turn left onto Winchester Road (A3090).

Continue for about 0.5 miles, then turn right onto Fleming Avenue.

St Boniface Court will be along Fleming Avenue, on your left-hand side.

Band: A 1500.00 10.00

Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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