



Flat 7 Arrowlea, Swift Road, Woolston, Southampton, SO19 9ES

Offers in Excess of £120,000

WHITE & GUARD

INTRODUCTION

Situated in the sought after location of Woolston, this well-presented one-bedroom apartment is finished to a high standard. The accommodation includes a porch, an entrance hall, kitchen, a lounge/diner, double bedroom and bathroom. The apartment is positioned in close proximity to the water and benefits from a communal garden and an allocated parking space.

LOCATION

Woolston is a popular suburb on the south-eastern side of Southampton, set on the eastern bank of the River Itchen. Ideally located, it offers easy access to nearby Sholing and Bitterne, with its range of shops, amenities, and railway station. Southampton city centre is within easy reach, along with its extensive shopping, dining, and mainline transport links. Southampton Airport is approximately twenty minutes away, while the M27, M3, and A3 provide excellent road connections, making this an ideal location for commuters.

AGENTS NOTE

The property is leasehold, (with the lease dating from 1987) and we are advised (by the vendor) that there is approx. 87 years remaining on the lease. (£50 Ground Rent per annum / £1350 Service Charge per every 6 months) Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 87 Years
- Southampton City Council - Band A
- EPC - Grade D





INSIDE

Entering via the porch, you are welcomed into a carpeted area providing access to the secondary hallway. The hallway is also carpeted, features an electric radiator, and leads to all main areas of the property.

The kitchen benefits from a double glazed window to the side aspect, vinyl flooring, a tiled splashback, and a large storage cupboard. It is fitted with a range of wall and base units with work surfaces over, incorporating a sink with drainer, a four-ring electric hob with extractor hood above, and an electric oven with grill. There is also space for a fridge/freezer and washing machine.

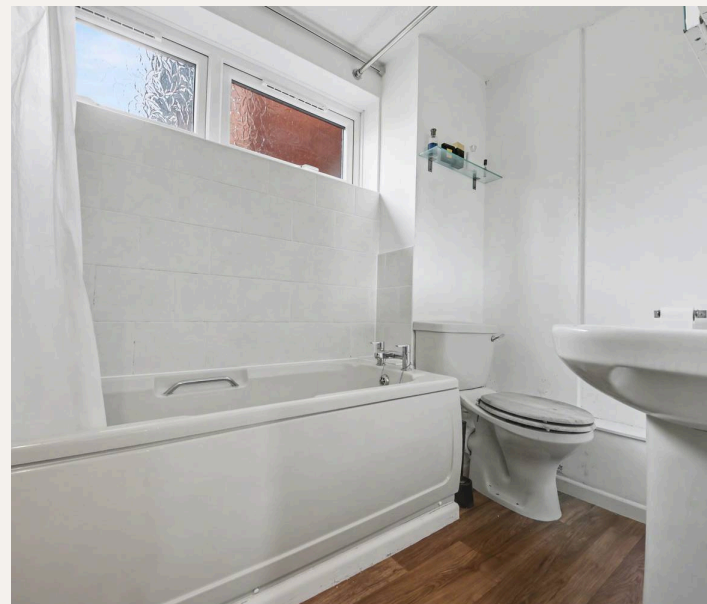
The lounge/diner offers a bright and comfortable living space, featuring a double glazed bay window to the rear aspect, carpeted flooring, a TV point, and an electric heater.

The bedroom includes a double glazed window to the rear, carpeted flooring, fitted wardrobes, and an electric heater.

The bathroom is well-lit with two double glazed windows to the side aspect. It features vinyl flooring, partially tiled walls, a heated towel rail, and an additional wall-mounted heater. The suite comprises a bath with shower over, wash hand basin, WC, and a fitted mirrored vanity unit.

OUTSIDE

The property further benefits from communal garden grounds, an allocated parking space, and scenic water views with picturesque walks just a stone's throw away.



SERVICES

Electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Fibre Broadband is available with download speeds of up to 76 Mbps and upload speeds of up to 15 Mbps. Information has been provided by the Openreach website.

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ANTI-MONEY LAUNDERING REGULATIONS

Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per applicant.

Sellers: Upon receipt of instructions to act in the selling of your home, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £30 + VAT per owner.

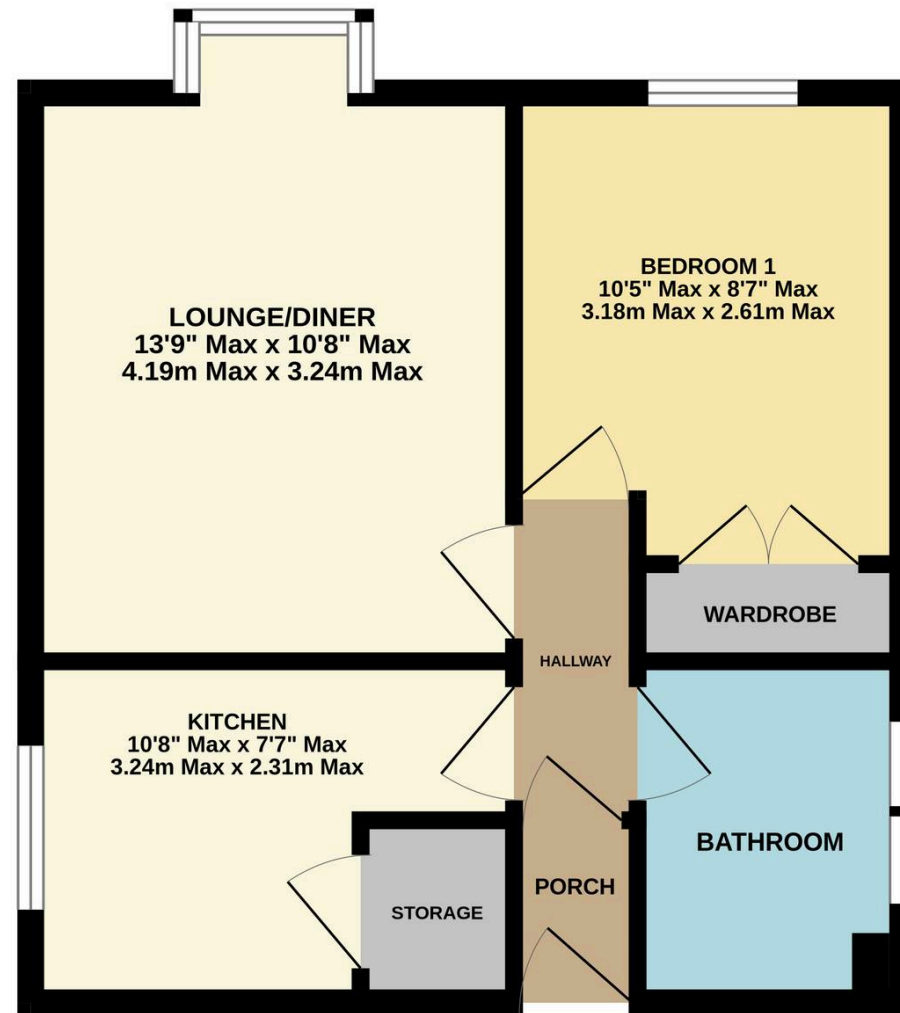
DISCLAIMER

These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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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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