

Offers in excess of £165,000
Weston Road, Southampton, SO19



 **2**
Bedrooms

 **1**
Bathroom

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Fleming Court, Weston Grove Road, Woolston, Southampton SO19

Located in the popular Woolston area of Southampton, this spacious two-bedroom second-floor flat offers an excellent opportunity for buyers looking to modernise a property to their own taste. Situated in Fleming Court, a secure and well-maintained block, the flat benefits from plenty of off-road parking and communal green spaces, providing a pleasant and practical living environment.

Although the building does not have lift access, the flat itself is generously sized and has been well looked after. Double glazing and gas central heating (with a Glow-worm boiler) are already in place, helping to keep the home cosy and energy-efficient.

Spacious 2-Bedroom Flat in Woolston – Ideal for First-Time Buyers or Investors

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Inside the Property:

- **Large master bedroom** with ample **built-in storage**
- **Second double bedroom** with **built-in wardrobe**
- Spacious **living/dining area** with potential to update and personalise
- **Main bathroom** with shower over the bath
- Well-proportioned **kitchen**
- Two useful **hallway storage cupboards** – one housing the electric meter and fuse board, the other a large walk-in cupboard for extra storage

Additional Details:

- **Council Tax Band A**
- **Share of Freehold** – no ground rent
- **Lease remaining: 101 years**
- **Service charge: £142 per month**

Location Highlights:

Situated within **walking distance of Woolston High Street**, residents can enjoy easy access to a range of local shops, cafés, and supermarkets. Woolston is also home to excellent public transport links, including bus routes and **Woolston train station**, providing direct connections into **Southampton city centre**.

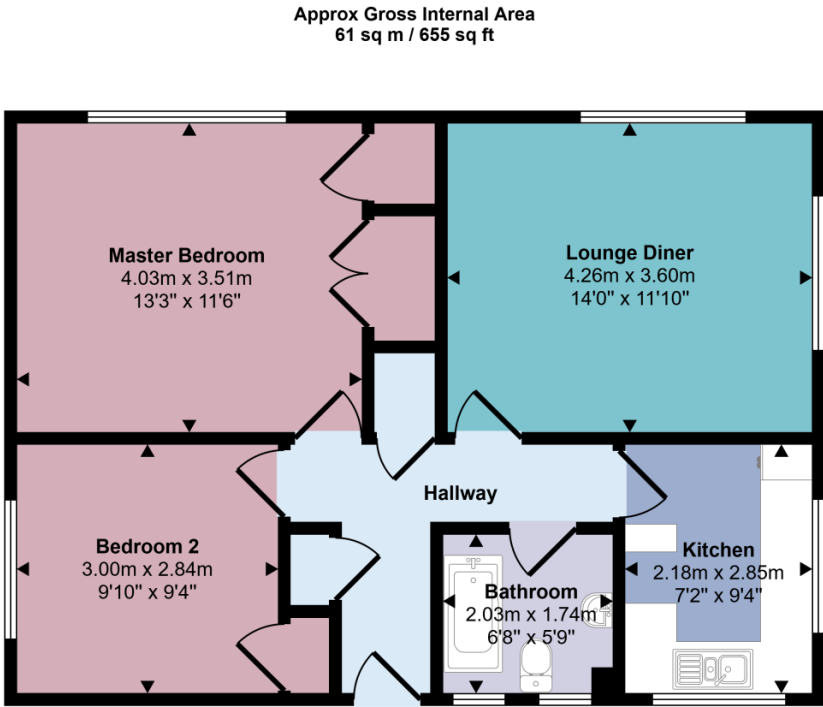
For drivers, the flat is conveniently located near major road links, including the **M27 and M3 motorways**, making it ideal for commuting across the South Coast and beyond. The property is also within close proximity to **Southampton Waterfront, Ocean Village, and Royal Victoria Country Park**.

Investment Potential:

This property would make an excellent **buy-to-let investment**, offering strong rental potential due to its location, size, and layout. With minor cosmetic updates, it could appeal to a wide range of tenants including professionals, couples, or small families.

Dont miss this opportunity to secure a well-located flat with fantastic potential in a sought-after Southampton location.

NEW EPC HAS BEEN ORDERED AND FLOOR PLAN WILL BE PROVIDED IN DUE COURSE.



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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