



The Old Fruit Market, Back of the Walls, Southampton SO14 3BY

welcome to

The Old Fruit Market, Back of the Walls, Southampton

Plot 1 - BRAND NEW Ground Floor 2 Bedroom Apartment - The Old Fruit Market

With SUNKEN TERRACE & NO ONWARD CHAIN!

OPEN HOUSE Event - SATURDAY 7TH MARCH



This ground-floor apartment offers an impressive layout, featuring two sizeable bedrooms and a bright open-plan living space that's perfect for modern lifestyles. One of its standout features is the private sunken terrace — a rare addition that provides an inviting outdoor area ideal for relaxing or entertaining, while still feeling sheltered and secluded.

This brand-new home offers modern living at its best, featuring sleek gloss-finish kitchens complete with integrated Hotpoint appliances, and a stylish contemporary bathroom.

Thoughtfully designed for comfort, the property includes windows fitted with internal acoustic panels to help reduce external noise, creating a calm and private living space.

The windows also include a solar resistant external panel for thermal control.

With an annual service charge of just over £1,000 and no onward chain, this is an ideal opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance, energy-efficient home in a vibrant city-centre location.

The ground-floor setting is a real advantage, offering effortless access with no stairs or lifts to navigate—ideal for anyone seeking convenience, step-



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The Old Fruit Market, Back of the Walls, Southampton

- Brand New Ground Floor Apartment
- No Onward Chain
- Sunken Terrace
- 10 Year New Build Warranty
- Open House Event - Saturday 7th March 2026

Tenure: Leasehold EPC Rating: Exempt

Service Charge: £1,002.96

Ground Rent: £0.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SOU117408 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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