



**Saxon Gate, Southampton SO14 3HA**



***welcome to***

**Saxon Gate, Southampton**

Modern Ground Floor Flat - Saxon Gate, Back of the Walls, Southampton

This beautifully presented one-bedroom ground floor apartment is located within the sought-after Saxon Gate development in the heart of Southampton's historic city centre.



Finished to a high modern standard throughout, the property offers contemporary open plan living complemented by clean, neutral décor and quality fittings.

The spacious kitchen/living area features sleek, modern cabinetry with integrated appliances, ample worktop space and under-unit lighting. From here, a door leads directly onto a private patio/terrace, providing a welcome extension of the living space and an attractive outdoor area rarely found in city-centre apartments.

A set of stylish sliding bifold doors separates the living area from the double bedroom, allowing the space to be opened up for an airy, flowing layout or closed for privacy when required.

The property also includes a modern shower room, tastefully finished with contemporary tiling and equipped with a walk-in shower, WC and wash basin.

Saxon Gate offers secure entrv. well-maintained communal areas and an

### **Entrance Hall**

### **Living Area/Kitchen**

12' 8" x 12' 4" ( 3.86m x 3.76m )

### **Bedroom**

12' 4" x 8' 7" ( 3.76m x 2.62m )

### **Shower Room**

### **Terrace**



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## **Saxon Gate, Southampton**

- Ground Floor Position
- Private Terrace
- City Centre Location
- Two Years NHBC Warranty Remaining
- No Onward Chain

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 1800.00

Ground Rent: 250.00

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.

# £125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SOU117813 - 0003

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