



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

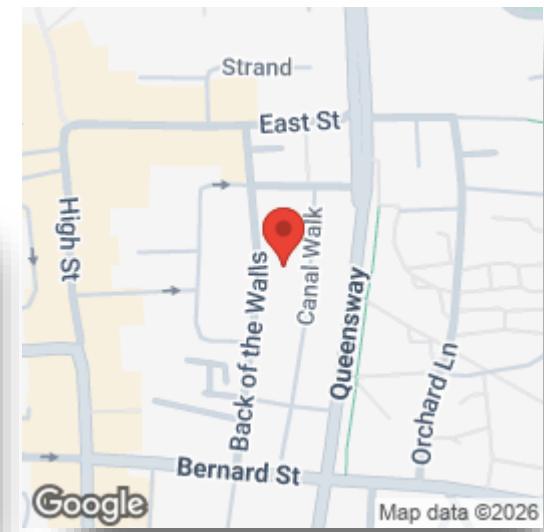
Tenure: Leasehold EPC Rating: E

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



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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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