



**The Avenue, Southampton SO17 1XF**

**welcome to**

**The Avenue, Southampton**

Nestled in the sought-after location of The Avenue, this beautifully presented first-floor apartment offers a perfect blend of modern living and convenience. Ideal for first-time buyers, professionals, or investors, the property boasts a spacious layout and a share of the freehold.





### Entrance Hall

### Living Room

13' 8" x 12' 9" ( 4.17m x 3.89m )

### Bedroom

11' 9" x 11' 7" ( 3.58m x 3.53m )

### Bathroom

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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## The Avenue, Southampton

- First-floor modern apartment
- Spacious hallway with ample storage
- Open-plan living/dining area
- Stylish fitted kitchen
- Contemporary shower room

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1250.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Mar 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £175,500



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU117098](https://fox-and-sons.co.uk/Property/SOU117098)



Property Ref:  
SOU117098 - 0005

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