



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

welcome to

The Old Fruit Market, Back of the Walls, Southampton

Plot 23 - BRAND NEW Fourth & Fifth Floor 3 Bedroom Apartment - The Old Fruit Market

With DUPLEX LAYOUT & BALCONY!

OPEN HOUSE Event - SATURDAY 7TH MARCH



This impressive fourth/fifth-floor duplex apartment offers a spacious and versatile layout, featuring two well-proportioned bedrooms along with an open-plan living area designed for modern living. Set within a contemporary development, the property benefits from full lift access, providing smooth, step-free entry from street level right up to the apartment's front door.

Arranged over two floors, this brand-new home showcases high-quality modern design throughout. The stylish gloss-finish kitchen comes complete with integrated Hotpoint appliances, while the sleek family bathroom and additional WC add to the convenience of everyday living.

Thoughtfully crafted for year-round comfort, the apartment is fitted with internal acoustic window panels to help minimise external noise, creating a peaceful and private environment. Solar-resistant external panels further enhance thermal efficiency, helping regulate temperature across both floors.

A standout feature of this duplex is the private balcony, offering an inviting outdoor space with elevated views over the surrounding area—ideal for relaxing or entertaining.



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- Brand New Duplex Apartment - 4th and 5th Floor
- Two Bedrooms
- No Onward Chain
- Parking Incentive - Ask Branch for T&C's
- 10 Year New Build Warranty

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.

from

£355,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SOU117883 - 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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