



Flat 11 Sovereign Court | £285,000

3 Winn Road, Southampton, Hampshire, SO17 1EH





Flat 11 Sovereign Court

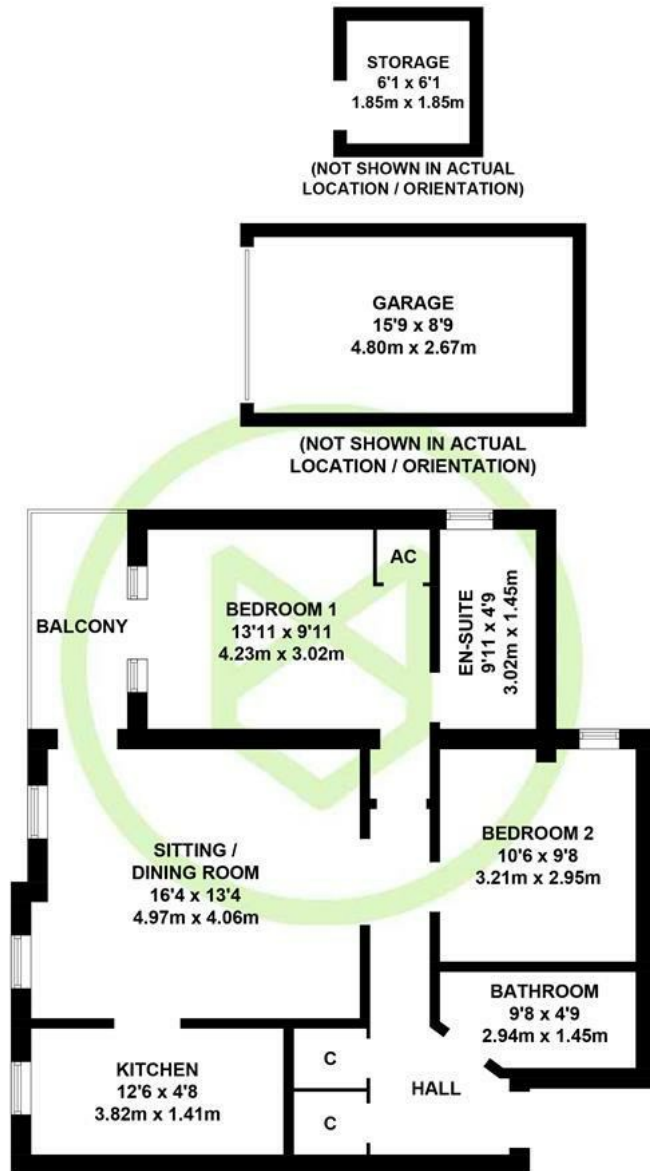
3 Winn Road, Southampton, Hampshire, SO17 1EH

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Summary

This impressive second floor apartment is situated within a prestigious purpose-built development, boasting a range of attractive features, including a lift, south-facing balcony, re-fitted kitchen, modern family bathroom, and en-suite shower room. The property is further enhanced by the rare benefit of a share of the freehold and is offered for sale with no onward chain, making it an ideal opportunity for a smooth and straightforward purchase. The two bedrooms are well proportioned complemented by the generous living space with access to the private balcony. Externally, the apartment is set within exceptionally well-maintained communal grounds and also benefits from a garage and private storage room, both conveniently located within a block to the rear of the property.



SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 773 SQ FT / 71.8 SQ M
GARAGE / STORAGE = 173 SQ FT / 16.1 SQ M
TOTAL = 946 SQ FT / 87.9 SQ M

Illustration for identification purposes only,
measurements are approximate, not to scale. (ID1296879)

Features

- An impressive second floor apartment
- Desirable location in Highfield within a purpose built development
- Two generous double bedrooms
- Stylish en suite shower room and family bathroom
- Generous reception room with access to a private balcony
- Entrance hall with utility cupboard and large storage cupboard
- Secure entry system and lift
- Well maintained grounds, garage in a block and store room
- Share of freehold
- No onward chain

EPC Rating

Energy Efficiency Rating
Current C
Potential C

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Accommodation

A carpeted communal hallway is accessed via stairs or a lift and leads to a personal entrance hall featuring a walk-in cloaks cupboard with plumbing for white goods, additional shelved storage, and a security entry system. The bright and spacious sitting room enjoys dual windows and direct access via a glazed door to a south-facing balcony. The re-fitted kitchen is stylishly appointed with a comprehensive range of base and eye-level units, integrated oven with electric hob and extractor hood, dishwasher, and concealed fridge and freezer, along with space and plumbing for further appliances. There are two generous bedrooms, with the principal bedroom benefiting from direct balcony access and a modern en-suite shower room. The en-suite has been re-fitted with a contemporary suite including a shower cubicle, vanity basin, and concealed cistern WC. The family bathroom has also been upgraded and comprises a panelled bath with shower over, vanity unit, and WC. Additional features include gas central heating, loft access, and tasteful finishes throughout.

Parking

The property benefits from a private garage located within a block to the rear of the development, fitted with a metal up-and-over door. In addition, there is a separate private storage room, providing valuable extra space.

Outside

Externally, the development is set within exceptionally well-maintained communal gardens, offering attractive and peaceful surroundings for residents. The south-facing balcony provides an ideal space for outdoor seating, enjoying a pleasant outlook to the front of the property.

Location

Highfield is one of Southampton's most desirable and well-established residential areas, known for its leafy surroundings and convenient positioning. Situated just to the north of Southampton city centre, the area offers excellent access to a wide range of amenities, including local shops, cafés, and well-regarded schools. The neighbourhood is particularly popular due to its proximity to the University of Southampton, making it an attractive location for academics and professionals alike. For outdoor pursuits, residents benefit from easy access to the open green spaces of Southampton Common, a vast park offering woodland walks, recreational facilities, and wildlife areas. Highfield is also well connected, with convenient transport links to the city centre, Southampton Airport, and the M3 and M27 motorway networks, providing straightforward routes to London and the wider South Coast. This combination of accessibility, green space, and strong local amenities makes Highfield a highly sought-after location for a variety of buyers.

Anti Money Laundering

We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Sellers position

No onward chain

Heating

Gas fired central heating

Maintenance charge

Charge for 2026/27 £2080

Lease details (Tbc)

The apartment comes with the residue of a 999 year lease and a share of the freehold

Council Tax

Band E - Southampton City Council

Disclaimer Property Details

These particulars are set out as a general outline and do not constitute any part of an offer or contract. We have not tested any services, appliances or equipment and no warranty is given or implied that these are in working order. Fixtures, fittings and furnishings are not included unless specifically described. All measurements, floor plans, distances and areas are approximate and for guidance only. No person in this firm's employments has the authority to make or give any representation or warranty in respect of the property.

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