



B101, Royal Crescent Apartments

In Excess of £145,000





B101 Royal Crescent Apartments, Southampton

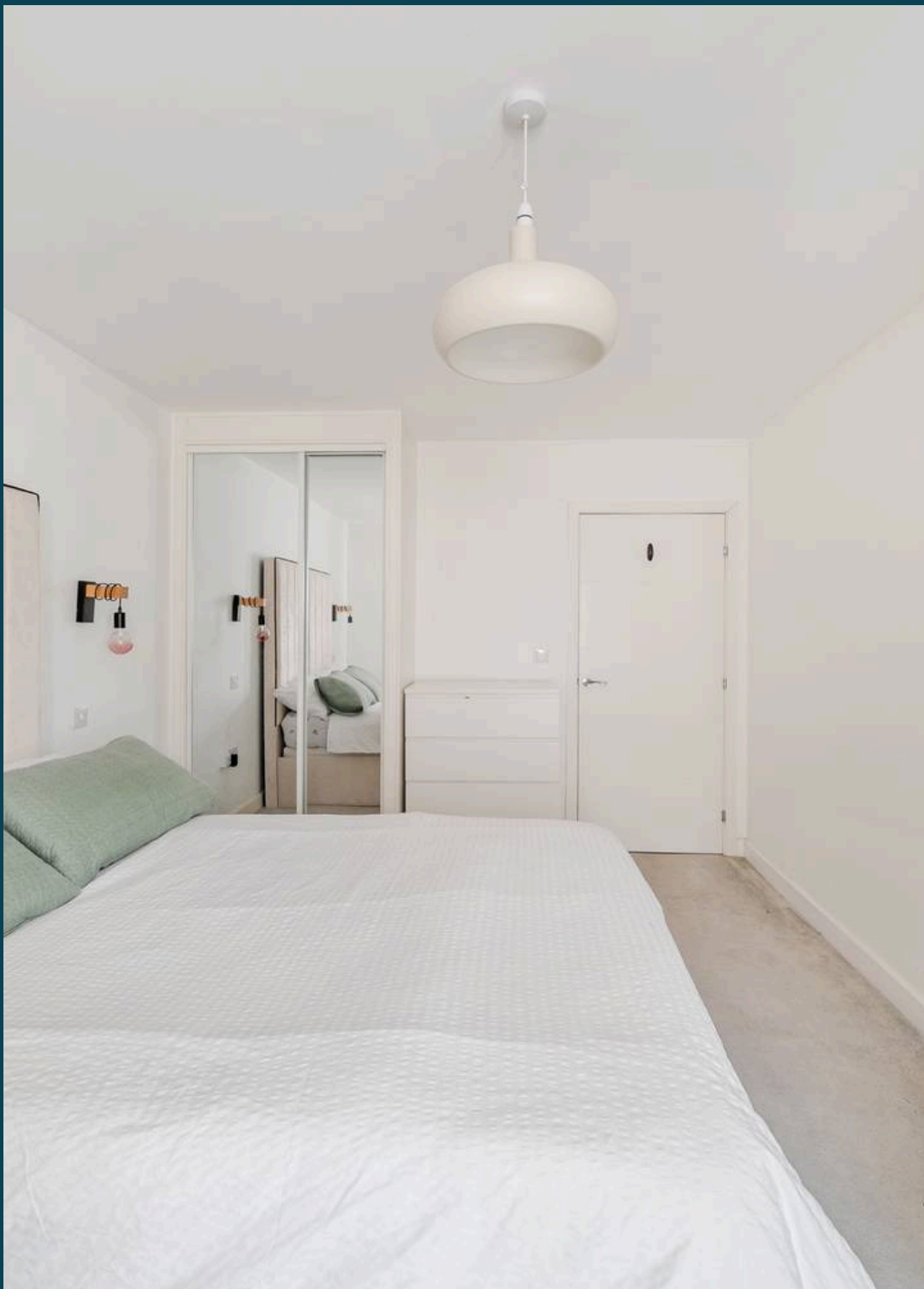
Description

EWS1 CERTIFICATE IN PLACE CONFIRMING NO REMEDIATION WORKS ARE REQUIRED ON THE BUILDING

Nested are pleased to announce this stunning apartment to the market. Situated on the cusp of the beautiful Ocean Village where the Marina provides an array of amenities within, Public houses, Beauty salon, Brasseries, outstanding public walks and an impeccable five star Harbour Hotel & Spa with a rooftop cocktail bar. This modern block was built in 2018 offering the remaining NHBC warranty. This exceptional one bedroom apartment, which lies on the first floor within Royal Crescent Apartments.

Entry to the development is via a secure intercom system. The communal areas are generous and well maintained, with the additional benefit of two roof terraces, granting yet more outdoor space and far reaching City views, which are accessible to all residents.

Upon entering, you're greeted by a spacious hallway with ample built-in storage. From here, you'll find access to the generous sized double bedroom with fitted wardrobe and a beautifully finished family bathroom with bathroom with shower over, vanity sink, WC and the absolute height of luxury - an integrated television to watch while luxuriating in the bath and having some me-time.



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Anti-Money Laundering (AML) Compliance

In accordance with UK Anti-Money Laundering regulations, all successful buyers must complete identity and source-of-funds checks. A fee of £60 including VAT per purchase will apply.

To meet these requirements, your details will be shared with a third-party AML provider, who will contact you directly to carry out the verification process. This is a legal obligation for estate agents and helps protect everyone involved in the transaction.

The heart of the apartment is its stunning open-plan living space, where a contemporary kitchen seamlessly flows into a bright and airy lounge-diner. The kitchen has floor and wall units, built-in fridge / freezer, dishwasher, stainless steel sink and drainer, fitting oven, electric hob and extractor over. Additional benefits include a secure intercom system, a communal lift for effortless access, and well-maintained shared grounds.

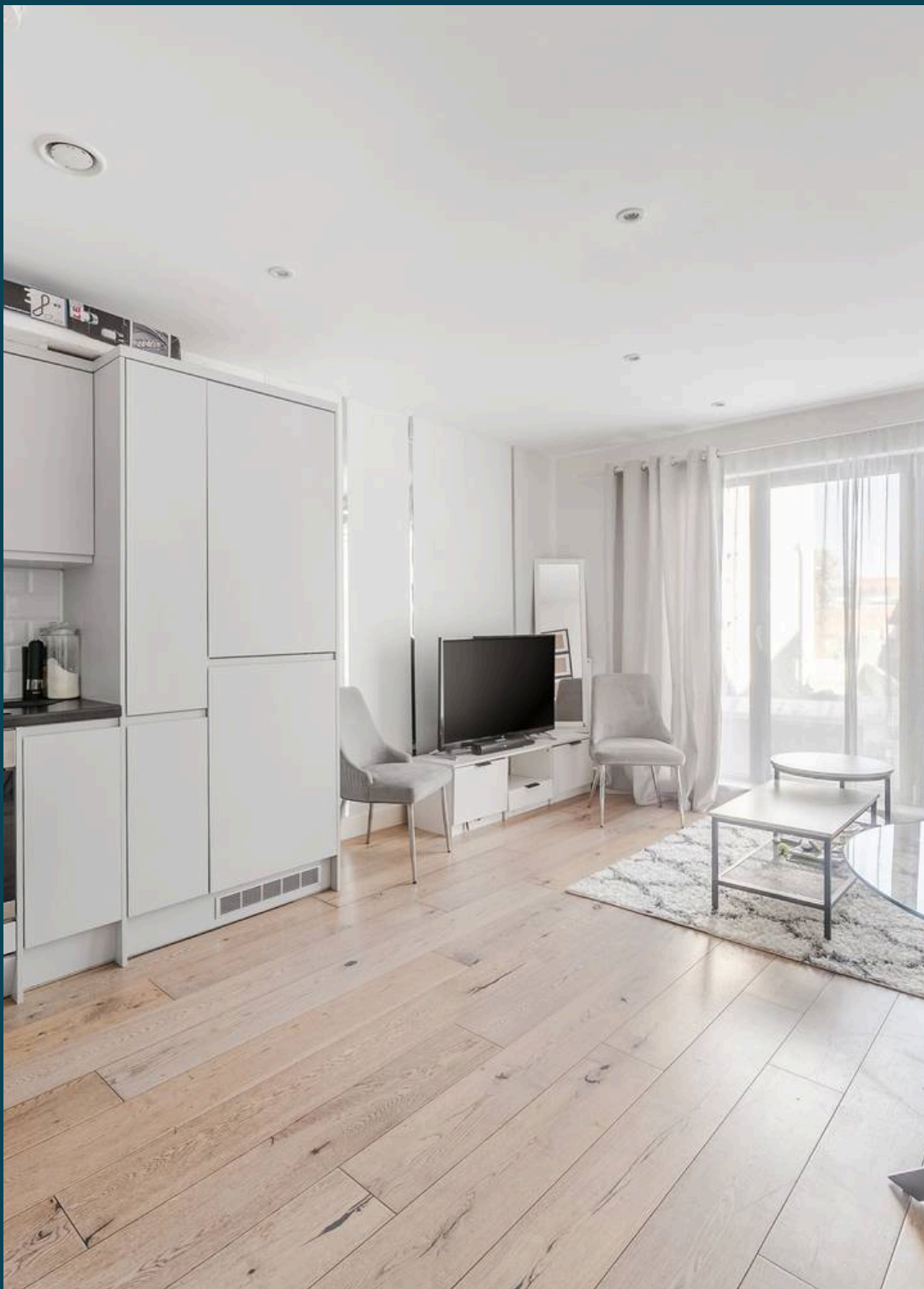
Blending style, comfort, and location, this apartment is a fantastic opportunity for any buyer. Don't miss your chance to make it yours!



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Key Features

- No Chain – Ready for a Quick Move
- Modern One-Bedroom First Floor Apartment
- Built in 2018 with NHBC Warranty Remaining
- Prime Location Near Ocean Village Marina and Harbour Hotel
- Secure Entry System and Lift Access
- Access to Roof Terrace with City Views (Block B Only)
- Spacious Entrance Hallway with Storage
- Double Bedroom with Fitted Wardrobe
- Luxury Bathroom with TV and Shower Over Bath
- Open-Plan Living/Kitchen with Integrated Appliances



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Property Information

Tenure

Leasehold

Lease Length

121 Years Remaining

Ground Rent

£113 per annum

Annual Service Charge

£1,555 per annum

Council Tax

Band B

Garden

Communal Roof Terrace

Rights & Restrictions

Private Rights of Way – No

Public Rights of Way – No

Listed Property – No

Restrictions – No

Flood Risk

Property has not flooded in the last 5 years

No flood defences in place



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Royal Crescent Road, Southampton, SO14

Approximate Area = 536 sq ft / 49.7 sq m

For identification only - Not to scale



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Nested. REF: 1431857





Nested Southampton

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