HUNTERS®

HERE TO GET *you* THERE

Victoria Road

Netley Abbey, Southampton, SO31 5HU

Offers In The Region Of £325,000

1 1 1 B

- Over 65's Luxury Second Floor Apartment
- Kitchen With Integrated Appliances
- Bedroom With Dressing Area
- 24 Hour Emergency Call System
- Resident's & Visitor's Parking
- Open Plan Living Space
- Balcony With Water Views
- Shower Room
- Lift To All Floors
- No Forward Chain

Tel: 023 8045 8054

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Set within the beautiful Netley Abbey Conservation Area with direct views of Southampton Water, this second floor apartment is just one of 9 luxury properties in the Royal Court developement. The property boasts a light, airy double aspect open plan living space with a well appointed Kitchen and intergrated appliances, living room with balcony and direct water views, bedroom, also with water views, has a dressing area with fitted wardrobes and a modern fitted shower room.

The apartment benefits from the use of all the social facilities at Netley Court Care Home as well as emergency assistance.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

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Front Approach

Residents parking. Phone entry system to level entrance hall with access to stairs and lift to all floors and side door to communal gardens.

Entrance Hall

Large entrance hall with video entry phone system, door to storage cupboard housing combination boiler and electrics. Telephone and broadband points. Porthole window to Living Room (through to Balcony with views). Door to Shower Room and Bedroom. Double doors to;

Kitchen Area

14'4" x 8'11" (4.37m x 2.72m)

Fitted with a range of base level units with granite work tops over. Inset 1 & 1/2 bowl sink and drainer unit with mixer tap over. Intergrated washer dryer and slimline dishwasher. Intergrated under counter fridge, freezer and wine cooler. Built in eye level "Neff" oven and separate grill and microwave. Electric hob with extractor fan over. Dorma style double glazed window to side aspect with breakfast bar and storage under. Open plan to:

Living Room

15'3" x 13'9" (4.65m x 4.19m)

Dorma style double glazed window to rear aspect. Double glazed double doors to Balcony with uninterupted views of Southampton Water and communal gardens. Fitted carpet, TV point, radiator.

Bedroom

18' x 10'4" (5.49m x 3.15m)

Dorma style double glazed window with direct views of Southampton Water. Fitted carpet, radiator, TV point. Opening to Dressing Area with sliding doors to fitted triple wardrobe.

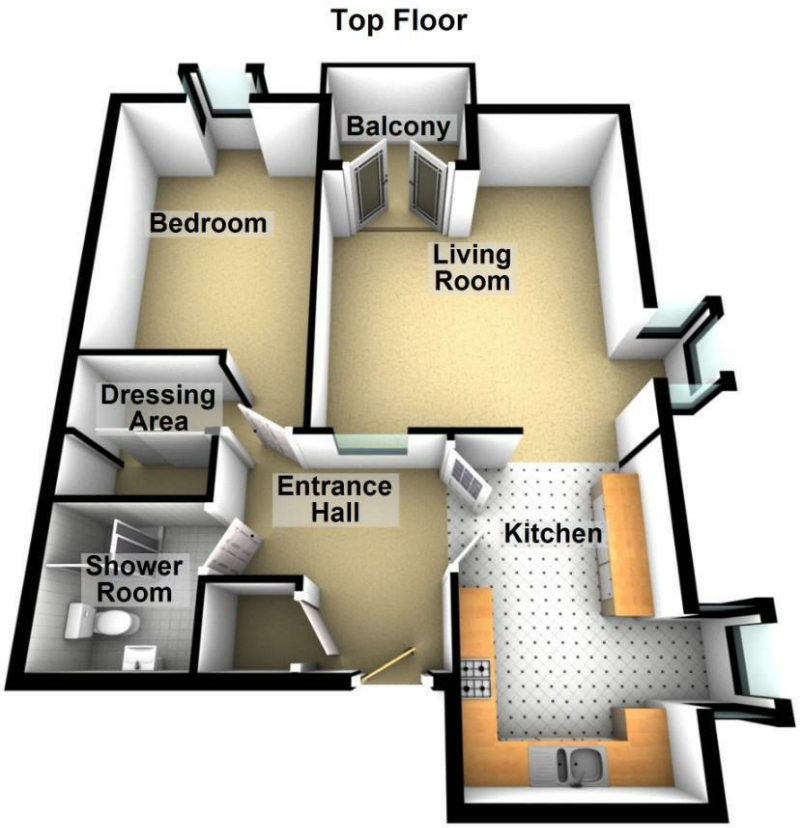
Shower Room

Fitted with a three piece suite comprising, tiled shower cubicle with pull down seat, low level WC and wash hand basin with storage under and mixer tap over. Tiled walls, vinyl flooring. Heated towel raidator. 24 hour emergency call cord.

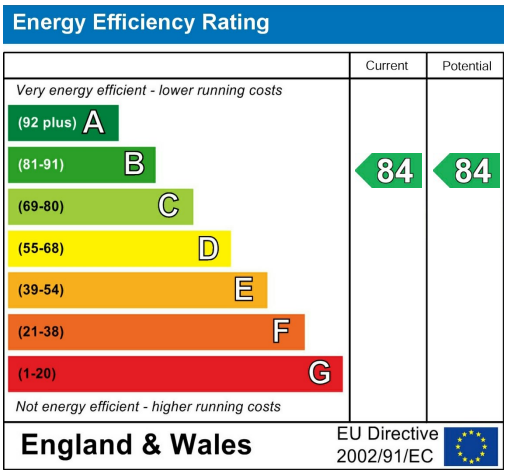
Gardens

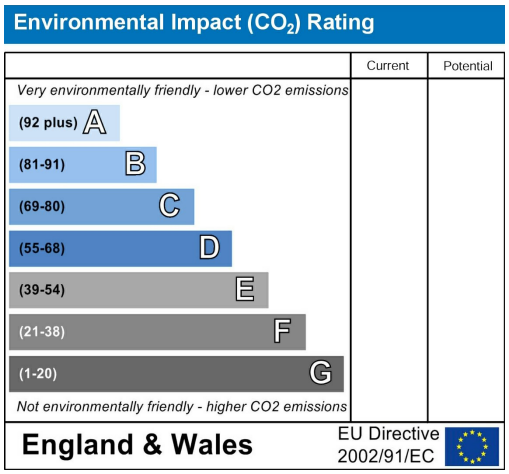
Landscaped communal gardens laid to lawn with flower and shrub borders, communal seating areas with stunning uninterupted views of Southampton Water.

Floorplan


Top Floor
Balcony
Bedroom
Living Room
Dressing Area
Entrance Hall
Kitchen
Shower Room

Energy Efficiency Graph

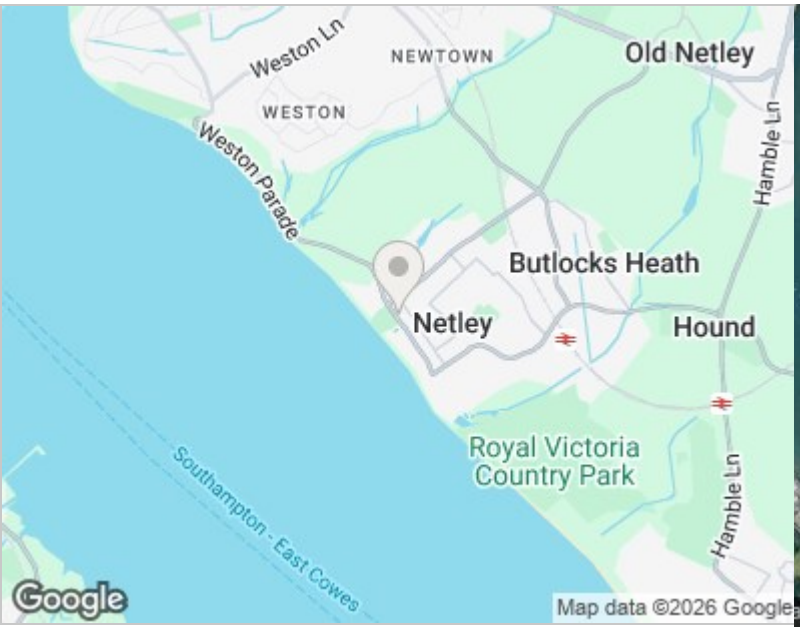




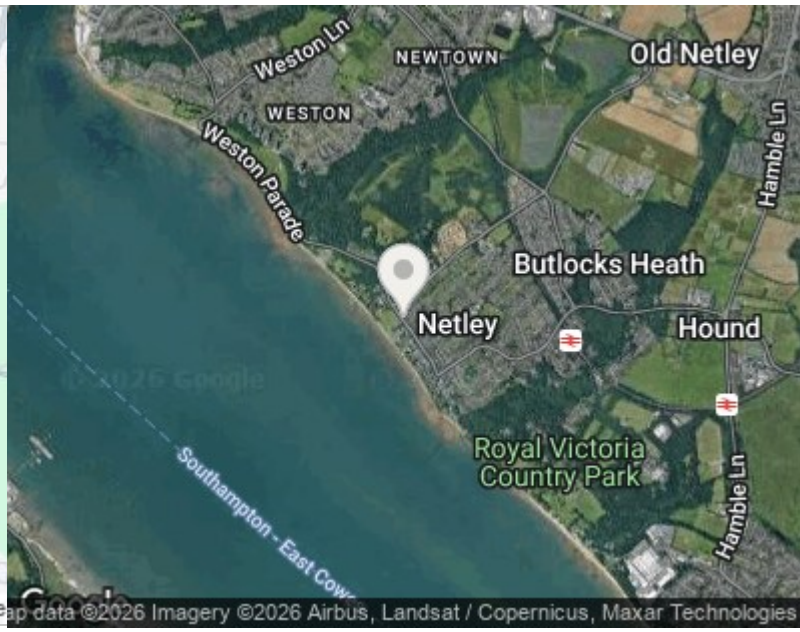
Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman