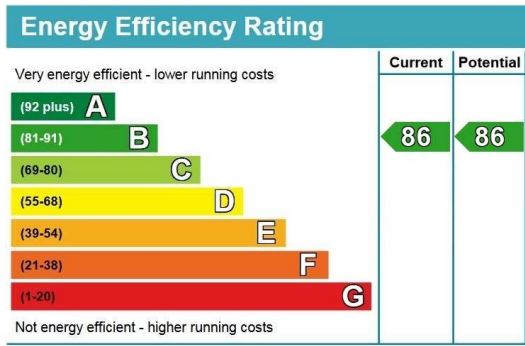




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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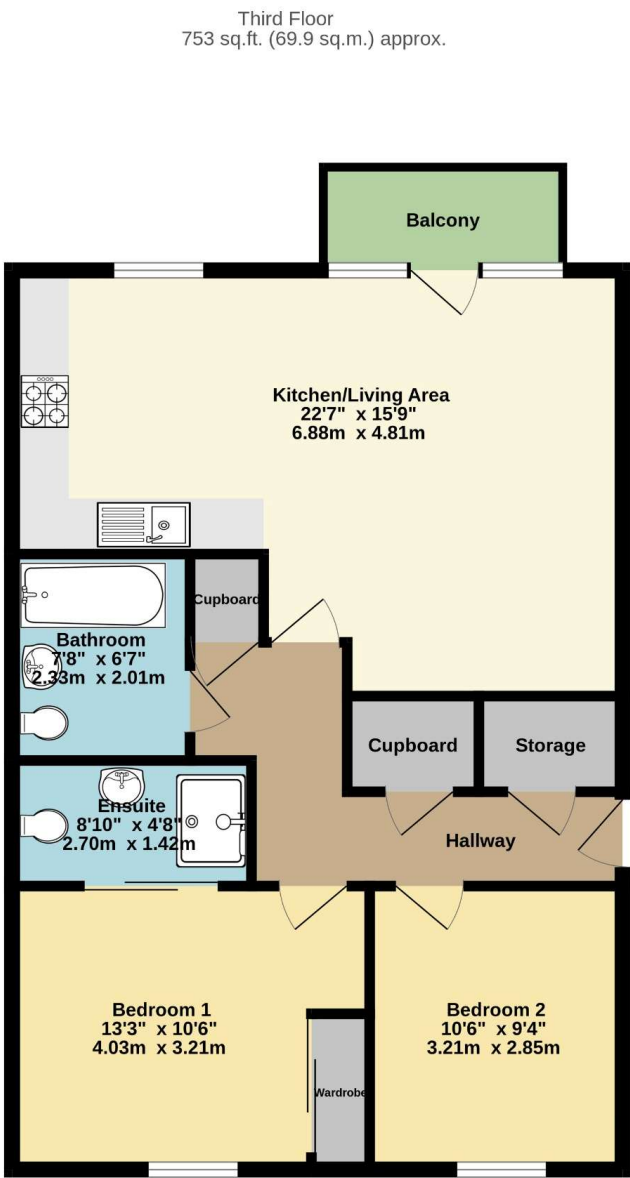


D301 Royal Crescent Apartments, Southampton, Hampshire, SO14 3AF

2 bedrooms Guide Price: £200,000 Leasehold

DESCRIPTION
 Situated in the popular area of Ocean Village is modern two bedroom apartment offered for sale with no forward chain. This third floor apartment briefly comprises of two double bedrooms with the main bedroom having an en-suite and built-in wardrobes. Modern three-piece bathroom with a rainfall shower over the bath and a built-in TV entertainment system. Open plan living and kitchen area with a range of matching wall and base units, integrated appliances. Space for dining table, wooden flooring and doors opening onto the balcony. Entrance hallway with wood flooring and two large storage cupboards. Double glazed throughout and underfloor heating. The property provides the residents with one allocated underground parking space. Bike storage area and access to the communal roof terrace.

LOCATION
 Royal Crescent Apartments is close to the Ocean Village area of Southampton which is close to local shops, Ocean Village marina and restaurants together with bus services into City Centre which provides further shopping together with schooling and recreational amenities. The property is also within easy reach of Southampton railway station which offers excellent connections to London (Waterloo).



TOTAL FLOOR AREA : 753 sq.ft. (69.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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D301, Royal Crescent Apartments, Southampton, Hampshire, SO14 3AF

ENTRANCE HALL:

Two storage cupboards. wooden flooring. Spot lighting. Doors to all rooms.

REFERENCE

S8805/BP/220126/D2

SERVICES

Mains water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From the Charlotte Place roundabout continue into St Andrews Road and at the next set of traffic lights, turn right into Kings Way. Follow this road onto the one way system, continuing into Terminus Terrace and at the end of this road turn left into Canute Road. Royal Crescent Apartments will then be found on the left hand side.

BATHROOM:

Panel enclosed bath with mixer tap and rain shower and built in TV entertainment system. Wash basin with mixer tap and draw unit. Low level flush w.c. Tiled walls and flooring. Smooth ceiling wand spot lighting.

BEDROOM ONE: 13' 3" (4.03m) x 10' 6" (3.21m):

Smooth ceiling and spot lighting. Double glazed window. Carpeted flooring. Built-in wardrobe. Door to:-

EN-SUITE SHOWER ROOM:

Smooth ceiling with spot lighting. Tiled double shower cubicle, low level flush w.c. wall mounted sink with mixer tap. Tiled walls and flooring.

BEDROOM TWO: 10' 6" (3.21m) x 9' 4" (2.85m):

Smooth ceiling and spot lighting. Carpeted flooring. Double glazed window

OUTSIDE

Balcony, communal roof terrace, bike storage and allocated secure underground parking.

TENURE

Leasehold. Lease Term: 119 Years Remaining.

Service Charge: £1,589.11

Ground Rent: £120.00 p.a.

COUNCIL TAX

Southampton City Council

BAND: C

CHARGE: £2,014.61

YEAR: 2025/2026