



 2
Bedrooms

 1
Bathroom

Offers in excess of £140,000

Ann Margaret Court



Welcome to Ann Margaret Court ! We are pleased to intriduce this well presented 2 double bedroom top floor apartment in the sought-after area of Sholing, Southampton.

This property boasts a large open plan living area, perfect for entertaining guests or simply relaxing after a long day. Modern fitted kitchen with added storage/pantry cupboard. The two double bedrooms offer plenty of space for a growing family or guests, while the large modern shower room adds a touch of luxury.

NO FORWARD CHAIN

Welcome to **Ann Margaret Court** — a beautifully presented **two-bedroom top-floor apartment** located in the sought-after area of **Sholing, Southampton (SO19)**.

This vacant property is ideal for **first-time buyers, those looking to upsize**, or an **investors** seeking a well-maintained apartment with excellent local connections and good yield potential.

Step inside to discover a **spacious open-plan living area**, perfect for entertaining or relaxing after a long day. The **modern fitted kitchen** includes an additional **pantry/storage cupboard**, while both **double bedrooms** offer generous proportions.

Externally, the property benefits from an **allocated parking space**, ensuring convenience and ease of access.

Situated within a popular residential development, Ann Margaret Court is perfectly placed for **transport links to Southampton City Centre**, the **M27**, and **nearby railway stations**, making it ideal for commuters. Local amenities, shops, and excellent bus routes are all within easy reach, along with leisure spots such as **Millers Pond Nature Reserve**, **Mayfield Park**, and the **Royal Victoria Country Park** in Netley.

This apartment is offered in **excellent condition throughout** and represents a **fantastic opportunity** to secure a move-in-ready home in a desirable location.

Key Features:

- Two spacious double bedrooms
- Modern open-plan living and kitchen area
- shower room
- Allocated parking space
- No forward chain
- Excellent access to M27/M3 and local transport links
- Close to local shops, parks, and leisure facilities

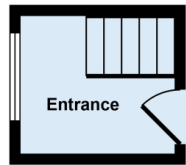
Disclaimer:

Some images have been *virtually staged* to help illustrate the potential layout and use of the space. Furniture and décor shown are for visualisation purposes only and do not reflect the actual furnishings or items included with the property.

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Ann Margaret Court

Approx Gross Internal Area
70 sq m / 749 sq ft



First Floor
Approx 4 sq m / 42 sq ft



Second Floor
Approx 66 sq m / 707 sq ft

Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Ann Margaret Court, SO19

