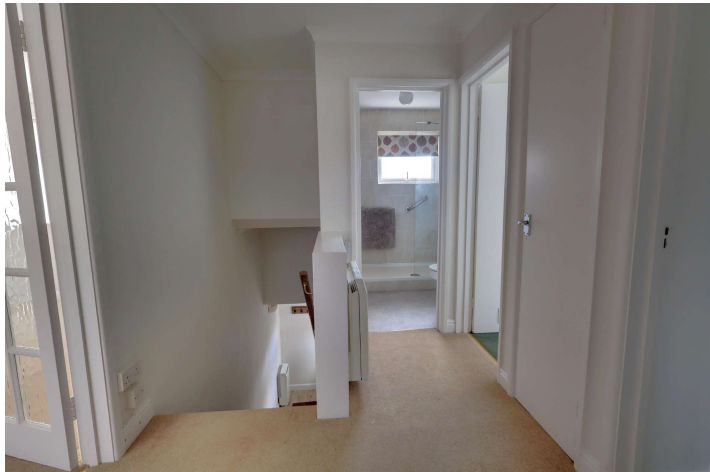
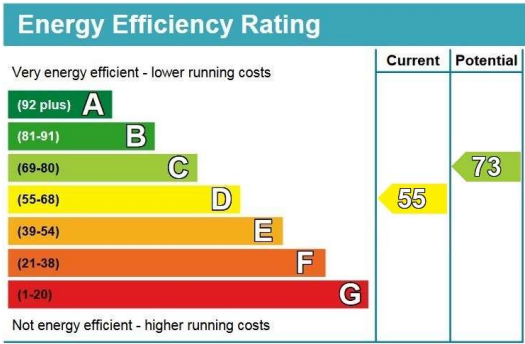




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



PEARSONS

ESTABLISHED 1900

023 8023 3288

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5 Lincoln Court, Southampton, Hampshire, SO15 7PY

2 bedrooms £210,000 Share of Freehold

DESCRIPTION
Located in a quiet residential street adjacent to Southampton Common and offered for sale with no forward chain, this first floor maisonette is presented in good decorative order throughout. The accommodation comprises entrance hall, dual aspect sitting/dining room, fitted kitchen, two well-proportioned bedrooms and shower room. Externally there is residents parking, a garage and communal garden spaces. The property also benefits from double glazing.

LOCATION
Lincoln Court is situated in Upper Shirley which remains one of the city's most desirable residential areas. The property is conveniently located for educational needs with a variety of schooling nearby including King Edward VI Independent School and Tauntons Sixth Form College. Shirley Infants and Junior Schools and Upper Shirley High School are also located nearby. There is a regular bus service which runs along Hill Lane convenient for the City Centre and Southampton General Hospital. Recreational facilities are well catered for locally with Southampton Common which offers over 300 acres of parkland and is located adjacent to the property. There is a wide range of shopping facilities in the area with Sainsburys local at the top of Hill Lane, Marks and Spencer Food Hall on Winchester Road and a Tesco Superstore on Tebourba Way. Southampton city centre is within reach as are the M27 and M3 motorway links. Southampton central train station offers easy access to London Waterloo and can be located at the bottom of Hill Lane.

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ENTRANCE HALL:

Electric heater. Stairs to first floor.

LANDING:

Loft hatch with pull down ladder. Airing cupboard housing hot water tank. Storage heater. Doors to all rooms.

SITTING/DINING ROOM:

Double glazed windows to front and rear aspect. Two storage heaters. Feature fireplace with inset electric fire. T.V. aerial. Telephone point.

KITCHEN:

Double glazed window to rear aspect. Single drainer sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units with roll top work surface over. Built-in oven with fitted four ring electric hob and extractor over. Space and plumbing for washing machine. Space for slimline dishwasher and fridge/freezer.

BEDROOM ONE:

Double glazed window to rear aspect. Electric heater. Built-in wardrobe. A range of fitted bedroom furniture including wardrobes and drawers. T.V. aerial point.

BEDROOM TWO:

Double glazed window to front aspect. Storage heater. Built-in wardrobe.

SHOWER ROOM:

Double glazed obscure glass window to front aspect. Tiled walk-in shower cubicle, vanity wash basin with mixer tap and cupboard under and concealed cistern w.c. Heated towel rail. Part tiled walls.

OUTSIDE:

Communal gardens. Parking for residents of Lincoln Court.

GARAGE situated in block with up and over door and light.

COUNCIL TAX:

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/2027

TENURE – FROM 2026

Share of Freehold. Remaining Lease Term: 174 Years.

Maintenance/Service Charge: £1,140.00 p.a.

Ground Rent: £0

REFERENCE

S8868/SD/080426/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 Pearsons Offices in London Road proceed into Carlton Crescent, turning left at the end into Bedford Place and immediately right into Wilton Avenue. Continue to the end of the road, turning right at the traffic lights onto Hill Lane. Proceed through the traffic lights and continue for some distance over the mini roundabout, through the next set of traffic lights passing the Bellemoor Public House on the left hand side. Proceed down Hill Lane and then turn left into Lincoln Court

Ground Floor

First Floor



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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