



Addison
ESTATE AGENTS



Flat 1, Tower Court Havelock Road, Warsash, Southampton,
£239,950 Freehold

Situated in a superb central Warsash location, just moments from local amenities and the River Hamble, this immaculately presented two-bedroom ground floor apartment offers well-proportioned accommodation, attractive communal surroundings and the benefit of a single garage.

One of just nine apartments within this well-maintained and efficiently managed block, the property enjoys a light and spacious feel throughout. The dual-aspect sitting room is a particular highlight, providing an excellent space for both relaxing and dining. The kitchen has been stylishly fitted with high gloss units and includes an electric hob, oven and grill, along with space for additional appliances, a useful pantry cupboard and further storage.

There are two generous double bedrooms, with the principal bedroom benefiting from a range of fitted wardrobes. Both are served by a well-appointed bathroom featuring vanity storage and a shower over the bath. The welcoming hallway also offers space for coats and additional storage.

Externally, the communal gardens wrap around the building, creating a pleasant outlook with lawned areas, mature borders and established shrubs. A single garage is also included, along with a convenient bin store located just outside the main entrance.

The property is ideally positioned within easy, level walking distance of Warsash village, local shops and everyday amenities, as well as the River Hamble. For those who enjoy outdoor space, Warsash Common and Holly Hill Woodland Park are both nearby, offering scenic walks and green open areas.

Further benefits include double glazing throughout and a share of the freehold (1/21). The monthly maintenance charge is approximately £80, covering communal gardening, cleaning, lighting, window cleaning and general upkeep, with no ground rent payable.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Further Information

Local Council:

Council Tax Band:

C

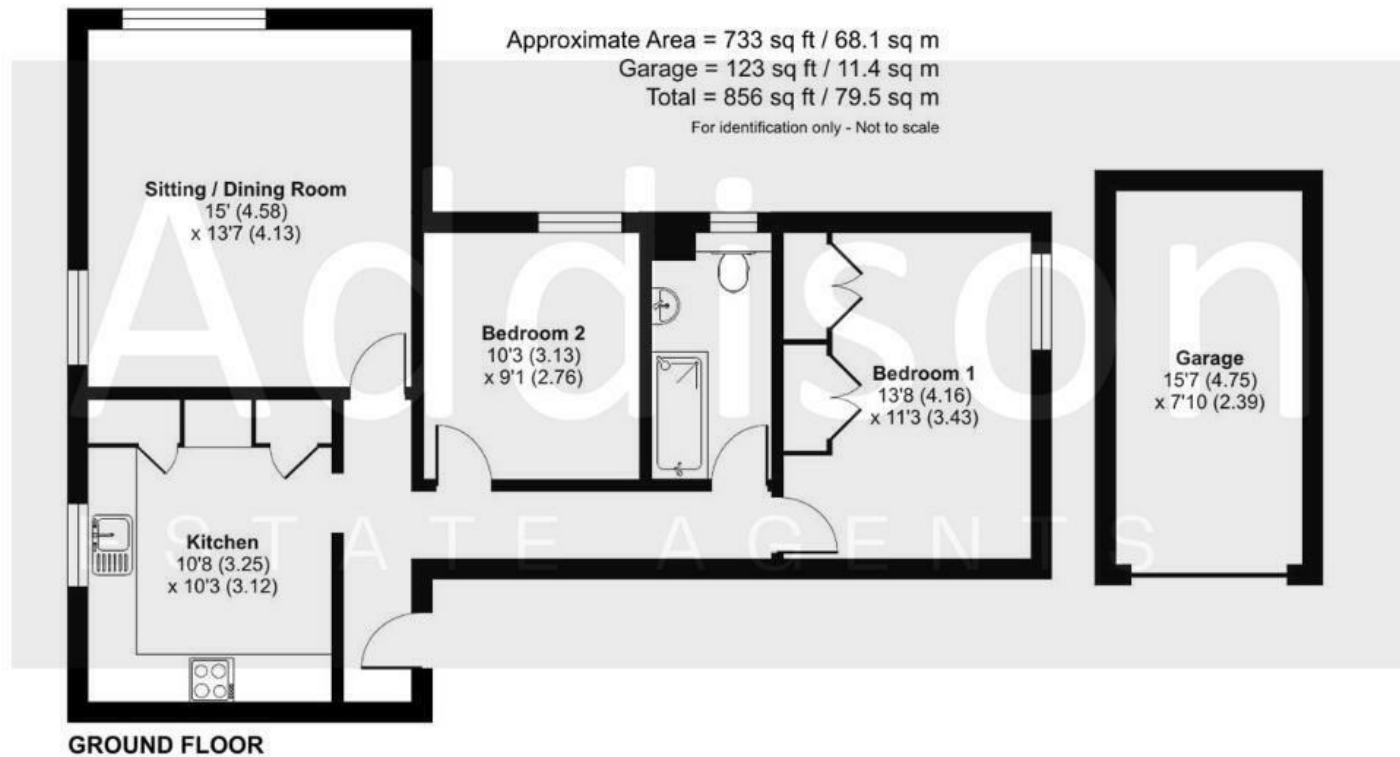
Amount Payable for 2025/2026:

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Estate Management Charge:

TBC

- Immaculately Presented Two Double Bedroom Ground Floor Apartment
- Superb Central Warsash Location Close to Village & Amenities
- Short Walk to the River Hamble & Local Green Spaces
- One of Just Nine Apartments in a Well-Maintained Block
 - Bright Dual-Aspect Sitting/Dining Room
 - Stylish Kitchen with High Gloss Units, Pantry & Storage
 - Two Generous Double Bedrooms with Fitted Wardrobes to Principal
- Well-Appointed Bathroom with Vanity Storage & Shower Over Bath
- Attractive Wrap-Around Communal Gardens with Mature Borders
 - Single Garage Included & Low Maintenance Charges (£80 pcm, No Ground Rent)



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