



Addison
ESTATE AGENTS



Flat 5, Harley Court Church Road, Warsash, Southampton,
£255,000 Share of Freehold

Immaculately Presented Ground Floor Apartment in the Heart of Warsash

An absolutely pristine ground floor apartment, situated in the centre of Warsash and within easy walking distance of the village, River Hamble and Warsash Common. This beautifully maintained home has been meticulously updated and improved by the current owners, offering stylish, ready-to-move-into accommodation throughout.

A welcoming central hallway provides access to all rooms, including a spacious lounge featuring a focal point fireplace and a large window fitted with plantation-style shutters, creating a bright and comfortable living space.

The beautifully re-fitted kitchen has been finished to a high standard, with contemporary cabinetry, quartz work surfaces and a window overlooking the communal gardens.

There are two generous double bedrooms, both benefiting from fitted wardrobes, with particularly impressive double-depth storage in places. The well-appointed family bathroom has also been tastefully updated.

The property has undergone a comprehensive programme of improvements, including upgraded gas central heating and new radiators, while shutters have been fitted to most windows throughout the apartment, adding both style and practicality.

Externally, the property benefits from a single garage and parking, with well-maintained communal gardens.

Church Road is ideally positioned for enjoying all that Warsash has to offer, with the village centre, waterfront and Warsash Common all within comfortable walking distance.

An exceptional apartment combining immaculate presentation, generous accommodation and an enviable central Warsash location.

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

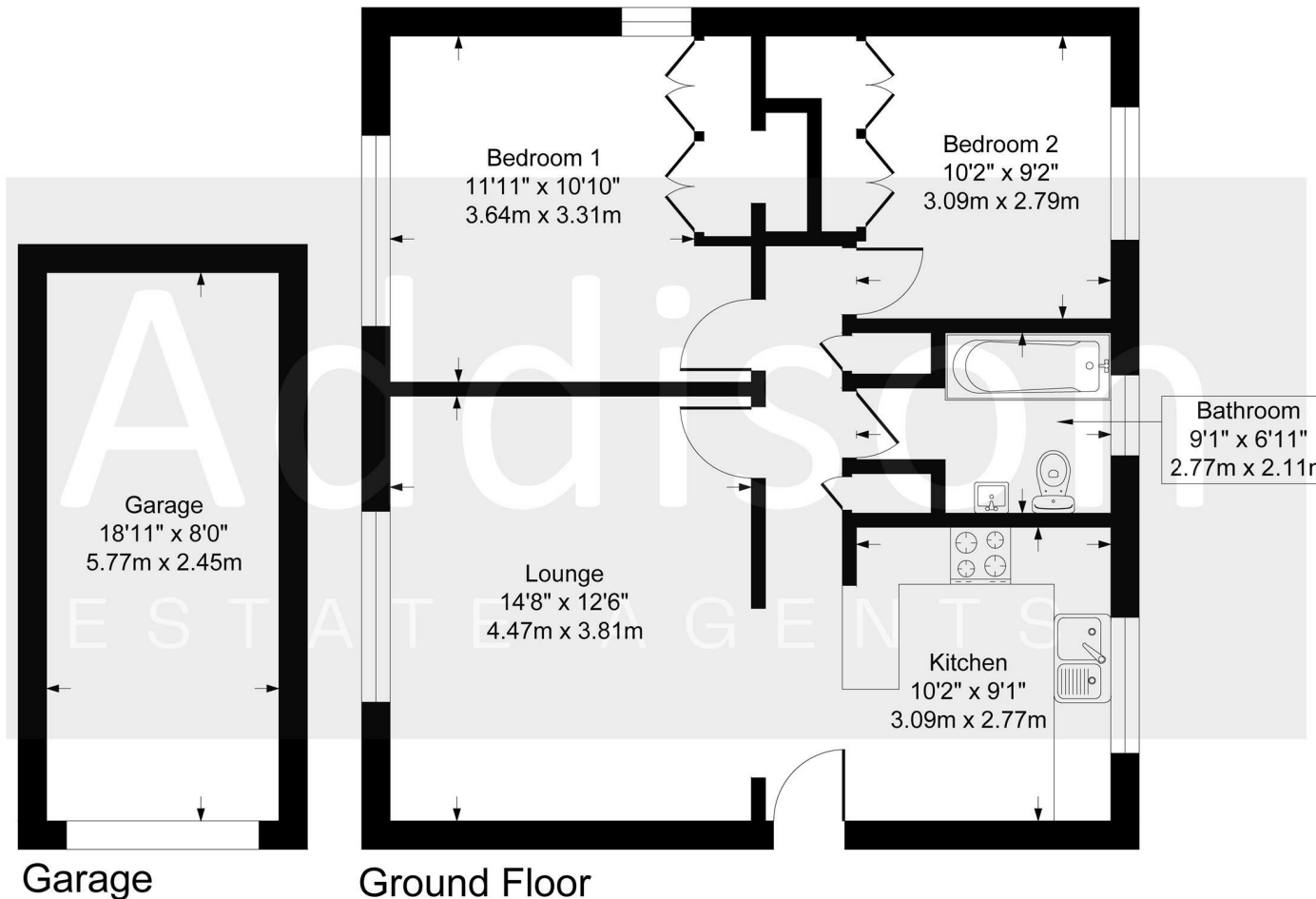
Further Information

Council Tax Band:
B

Estate or Lease Charges if Applicable:



**Approximate Gross Internal Area = 828 sq ft - 77 sq m
(Including Garage)**



- Immaculately presented ground floor apartment
 - Prime central Warsash location
 - Two generous double bedrooms
 - Fitted wardrobes with excellent storage
 - Spacious lounge with feature fireplace
- Beautifully re-fitted kitchen with quartz work surfaces
 - Stylishly appointed family bathroom
- Upgraded gas central heating and new radiators
 - Shutters fitted to most windows
- Single garage, parking and communal gardens

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

If you proceed to purchase the property, in accordance with current Anti-Money Laundering Regulations (AML), we are required to verify the identity of all clients purchasing a property. We use an online service to verify identity. A fee of £10 + VAT (£12 including VAT) per individual will be charged for these AML searches.