



**The Old Fruit Market, Back of the Walls, Southampton SO14 3BY**



**welcome to**

**The Old Fruit Market, Back of the Walls, Southampton**

Plot 19 - BRAND NEW Third Floor 1 Bedroom Apartment - The Old Fruit Market

With BALCONY & LOCATED IN THE HEART OF SOUTHAMPTON!

OPEN HOUSE Event - SATURDAY 7TH MARCH



This third-floor apartment offers a well-designed layout, featuring a generously sized double bedroom and a bright open-plan living area perfectly suited to modern lifestyles. Located within a contemporary development, the property benefits from a balcony as well as lift access, ensuring easy, step-free entry from street level to your front door.



This brand-new home showcases modern living at its finest, with a sleek gloss-finish kitchen complete with integrated Hotpoint appliances, alongside a stylish, contemporary bathroom.



Thoughtfully crafted for comfort, the apartment includes windows fitted with internal acoustic panels to minimise external noise, helping create a calm and private atmosphere. In addition, solar-resistant external panels support effective thermal control throughout the year.

With an annual service charge of just over £1,000 and no onward chain, this property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance, energy-efficient home in a vibrant city-centre location.



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## The Old Fruit Market, Back of the Walls, Southampton

- Brand New Third Floor Apartment
- Parking Incentive - Ask Branch for T&C's
- Air Source Heat Pump
- No Onward Chain
- Open House Event - Saturday 7th March 2026

Tenure: Leasehold EPC Rating: Exempt

Council Tax Band: N/A Service Charge: £1002.96

Ground Rent: £0.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2026.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

# £230,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SOU117405 - 0003



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