



Russell Court, Marchwood, SO40  
Southampton

£125,000

Property Type: Studio / Bedrooms: 1 /  
Bathrooms: 1

*An immaculately presented and thoughtfully refurbished first floor studio apartment, ideal for first time buyers or investors seeking a turnkey home in a convenient and well-regarded Marchwood location. The property has been updated throughout and benefits from a separate refitted kitchen, modern shower room, allocated parking and well-maintained communal gardens.*



- Immaculately Presented First Floor Studio Apartment
- Ideal First Time Buyer Or Investment Opportunity
- Separate Refitted Kitchen With Integrated Appliances
- Modern Refitted Bathroom
- Allocated Parking Space
- Electric Heating And Double Glazing
- Share Of Freehold With Long Lease
- Well Maintained Communal Gardens
- Convenient Marchwood Location

*Location - Russell Court is well positioned within Marchwood, offering easy access to local shops, amenities and public transport. The nearby Hythe Ferry provides a popular commuter route into Southampton city centre, while road links connect easily to Totton, the New Forest and the M27. This location is particularly appealing to first time buyers looking for affordability without compromising on connectivity.*



*Tenure: Leasehold with 1/12th Share of the Freehold*

*Lease Length: 200 years from 1990*

*Service Charge: Approximately £45 per month (includes buildings insurance, communal cleaning, gardening, communal electricity and ground rent)*



**Accommodation** - Accessed via a secure communal entrance with entry phone system, stairs rise to the first floor where the private front door opens into a welcoming entrance hall. This space offers a useful storage cupboard, access to the loft and doors to all principal rooms.

The studio room is bright and well proportioned, comfortably accommodating a double bed along with seating and living space. Finished with a smooth ceiling, downlights and soft carpeting, the room enjoys a front-facing double glazed window and a contemporary electric vertical radiator. An open connection leads seamlessly into the kitchen, creating a practical and sociable layout.

The refitted kitchen is stylish and efficient, fitted with a modern range of gloss white wall and base units with concealed ambient lighting. Integrated appliances include an AEG induction hob with extractor, washing machine and fridge/freezer, complemented by a sink unit with hot water tap, tiled splashbacks and an electric radiator. A rear aspect window provides excellent natural light.



The bathroom has been fully modernised and comprises a shower cubicle with Triton electric shower, mirror with lighting, a vanity unit with inset wash basin and WC, heated towel rail, and fully tiled walls and flooring. A double glazed rear window completes the space.

**Outside** - Residents enjoy access to communal gardens, mainly laid to lawn, with a designated clothes drying area and communal bin storage.

An allocated parking space is provided, offering convenient off-road parking.

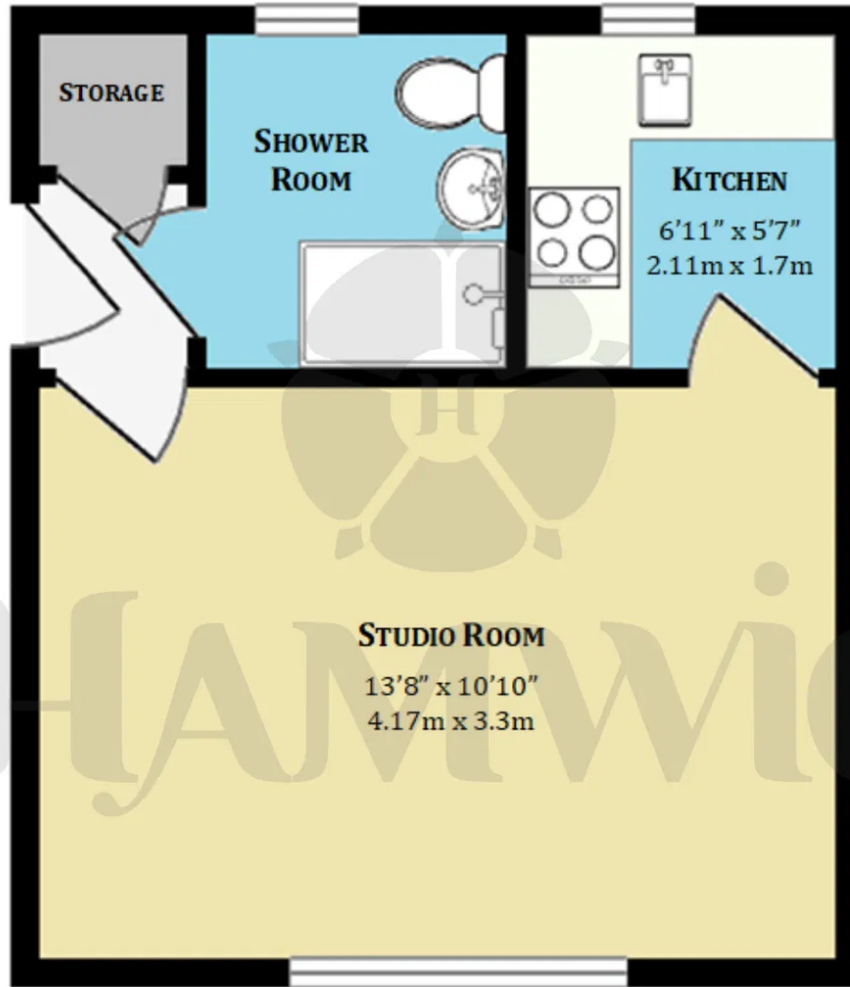
*Construction: Traditional construction*

*Mains: Water & Electric*

*Heating: Electric Heating*

*Council Tax Band: A (New Forest District Council)*

TOTAL APPROX FLOOR AREA - 23 sq m. / 248 sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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