



E602, Royal Crescent Apartments Southampton, SO14 3AF

In Excess of £150,000





E602 Royal Crescent Apartments, Southampton

Description

****EWS1 CERTIFICATE IN PLACE CONFIRMING NO REMEDIATION WORKS ARE REQUIRED ON THE BUILDING****

Nested are thrilled to offer for sale this stunning one-bedroom apartment on the sixth floor of the prestigious Royal Crescent Apartments, offered with no onward chain. Situated just a short walk from Ocean Village, the property enjoys an enviable location close to a wide selection of restaurants, shops, a hotel, and a luxury spa.

Inside, the apartment is finished to a very high specification. The entrance hall leads to a handy storage cupboard and flows into a spacious open-plan lounge, dining, and kitchen area. The contemporary kitchen features sleek white gloss floor and wall units, a built-in oven and microwave, integrated fridge, freezer, dishwasher, and a wine fridge. It also includes an electric hob with extractor hood and a stainless steel sink with drainer, all set within a smart, modern layout.

Recessed LED lighting runs throughout the property, adding to the clean and modern design. The double bedroom includes a built-in wardrobe and continues the high-end finish seen throughout the home. The bathroom is fully tiled and fitted with a bath and shower over, a stylish vanity sink unit, and WC.



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The building benefits from a communal lift and a well-maintained grounds and the property includes an allocated parking space for a motorbike. With its high-quality finish, thoughtful layout, and excellent location close to local amenities, this is a truly impressive property that needs to be seen to be appreciated.

Anti-Money Laundering (AML) Compliance

In accordance with UK Anti-Money Laundering regulations, all successful buyers must complete identity and source-of-funds checks. A fee of £60 including VAT per purchase will apply.

To meet these requirements, your details will be shared with a third-party AML provider, who will contact you directly to carry out the verification process. This is a legal obligation for estate agents and helps protect everyone involved in the transaction.



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Key Features

- Sixth Floor One-Bedroom Apartment
- Offered with No Onward Chain
- Prime Location Near Ocean Village with Shops, Restaurants and Spa Nearby
- High-Spec Contemporary Finish Throughout
- Open-Plan Lounge, Dining and Kitchen Area
- Modern Kitchen with Built-In Oven, Microwave, Fridge, Dishwasher and Wine Fridge
- Recessed LED Lighting Throughout
- Double Bedroom with Built-In Wardrobe
- Fully Tiled Bathroom with Bath, Shower Over, Vanity Unit and WC
- Communal Lift and Well-Maintained Grounds

Property Information

Tenure

Leasehold

Lease Length

117 Years Remaining

Ground Rent

£86 per annum

Annual Service Charge

£1,011 per annum

Building Insurance £1,642.12



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Parking

Parking Permit

Garden

Communal Grounds

Utilities

Electric – Mains Supply

Water – Mains Supply

Heating – Electric

Broadband – FTTP (Fibre to the Premises)

Sewerage – Mains Supply

Rights & Restrictions

Private Rights of Way – No

Public Rights of Way – No

Listed Property – No

Restrictions – No

Flood Risk

Property has not flooded in the last 5 years

No flood defences in place

Flood Risk Source – Sea



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A	90	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A	87	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England, Scotland & Wales

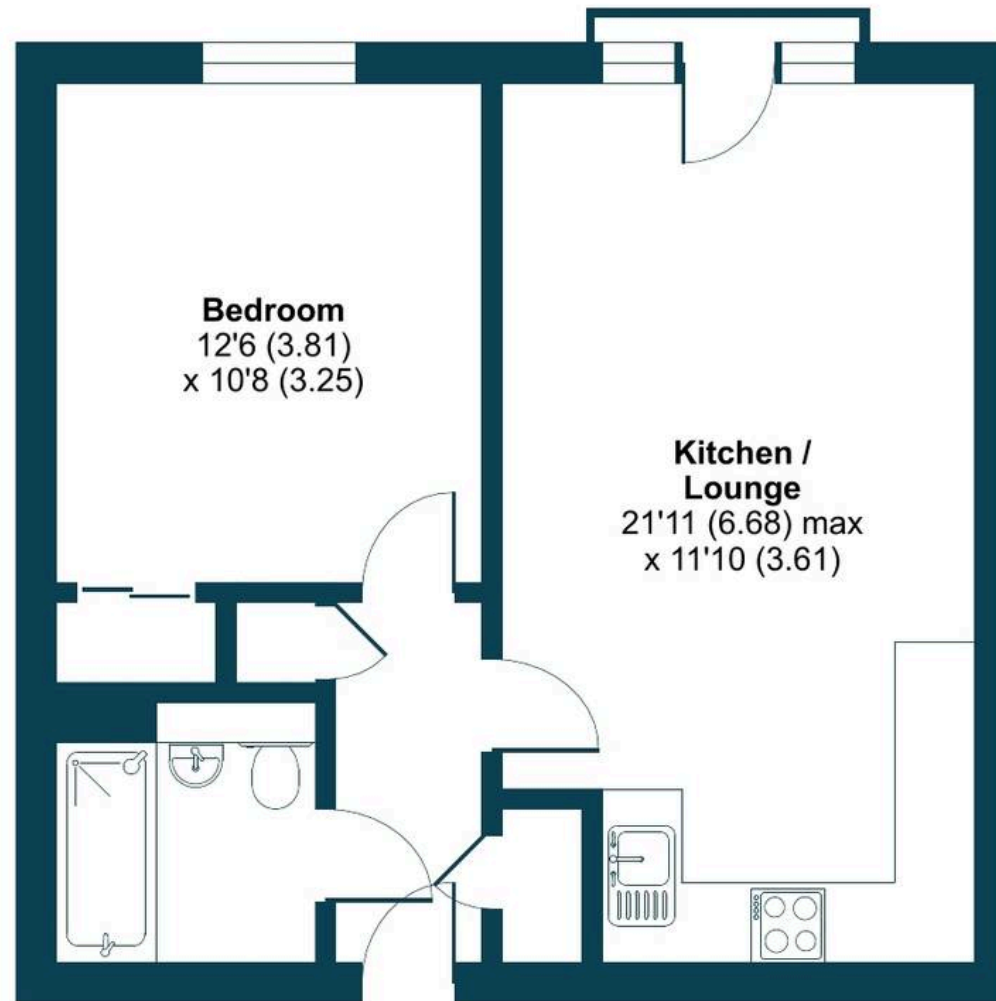
EU Directive
2002/91/EC



Royal Crescent Road, Southampton, SO14

Approximate Area = 506 sq ft / 47 sq m

For identification only - Not to scale



Bedroom
12'6 (3.81)
x 10'8 (3.25)

**Kitchen /
Lounge**
21'11 (6.68) max
x 11'10 (3.61)

SIXTH FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Nested. REF: 1336124





Nested Southampton

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