HUNTERS®

HERE TO GET *you* THERE



Moore Crescent

Netley Abbey, Southampton, SO31 5BZ

Offers Over £140,000

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- Ideal First Time Buy/Investment
- Ground Floor
- No Forward Chain
- Council Tax Band A
- Level Access
- Spacious One Bedroom Apartment
- Own Garden Space
- Easy Access To Shops & Amenities
- Gas Central Heating

Tel: 023 8045 8054

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Hunters present an ideal first time buyer or investment opportunity to acquire this spacious ground floor, purpose-built apartment with garden and low outgoings. Easy access to local shops amenities and transport links, this cracking flat could also be suitable for someone to downsize. The property is offered with no forward chain, is presented in excellent order and early viewings are advised.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

Communal Entrance
Communal front door leading to communal hallway with stairs to other floors and rear door to Garden.

Entrance Hall
Radiator, fitted carpet, built in storage cupboard. Doors to:

Kitchen
10'5" x 7'7" (3.18m x 2.31m)
Fitted with a matching range of base and eye level units with worktop space over with drawers, stainless steel sink unit with single drainer and mixer tap over, space and plumbing for washing machine, space for fridge/freezer, space for free standing eletric cooker, double glazed window to rear aspect, double radiator, storage cupboard with wall mounted gas combination boiler, door to addtional larder style storage cupboard.

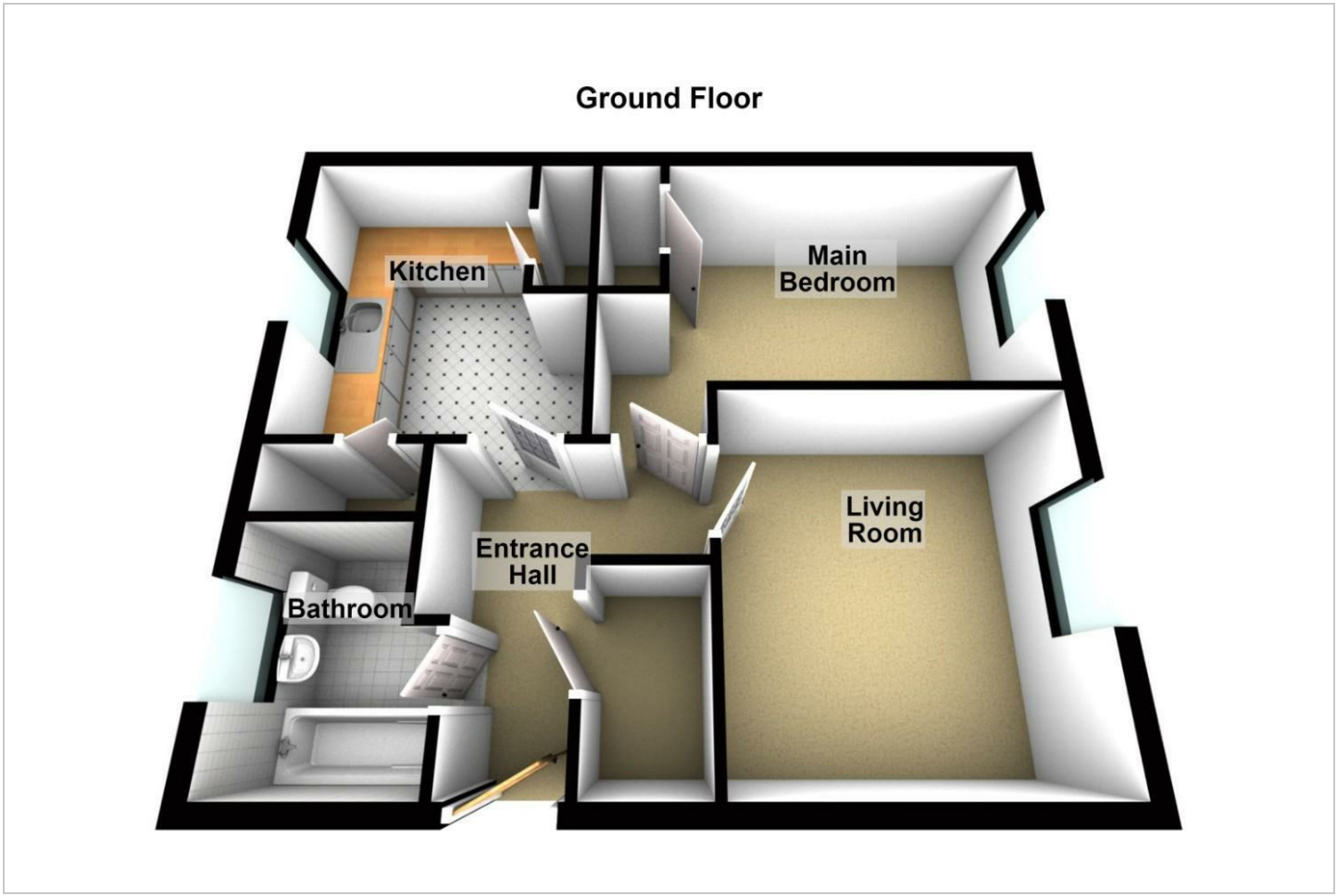
Living Room
11'10" x 10'11" (3.61m x 3.33m)
Double glazed window to front aspect, radiator, fitted carpet, TV point.

Bedroom
11'2" x 8'7" (3.40m x 2.62m)
Double glazed window to front aspect, radiator, fitted carpet, built in storage cupboard.

Bathroom
7'6" x 5'11" max (2.29m x 1.80m max)
Fitted with three piece suite with comprising, panelled bath with eletric shower over, inset wash hand basin with cupboards under and low-level WC, tiled surround, heated towel rail, opaque double glazed window to rear aspect, heated towel rail.

Garden
With hedging to the rear, lawned area with pathway.

Floorplan


Ground Floor
Kitchen
Main Bedroom
Living Room
Entrance Hall
Bathroom









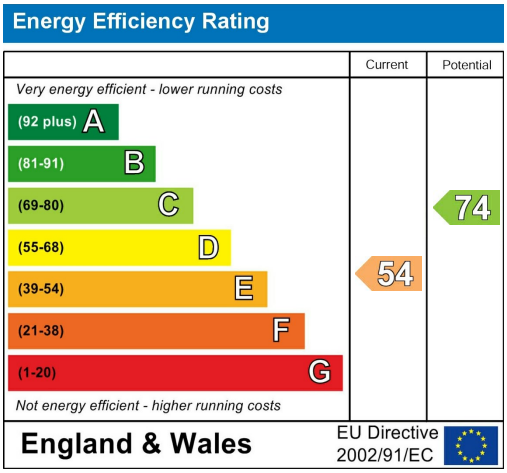


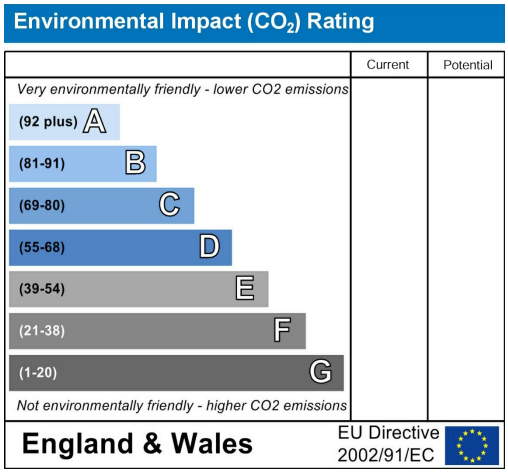






Energy Efficiency Graph





Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman