



Flat 4 Rowan Court, Spring Road, Sholing, Southampton, SO19 2PB
£169,500

WHITE & GUARD

INTRODUCTION

Situated in the highly desirable area of Sholing, this beautifully presented two-bedroom apartment has been finished to an excellent standard throughout. The property offers well-proportioned accommodation, comprising a welcoming porch, entrance hall, modern kitchen, and a spacious lounge/diner—ideal for both relaxing and entertaining. There are two generously sized bedrooms and a well-appointed bathroom, making the apartment perfect for a range of buyers. Further benefits include access to a communal garden, a convenient shared laundry room, a private garage, and residents' parking.

LOCATION

The property falls within the catchment area for Ludlow Infant Academy School and is close to Oasis Academy Secondary School (as per Southampton.gov.uk catchment checker). Bitterne's thriving centre, with its shops and train station, is nearby, while Southampton city centre—with WestQuay shopping centre, bars, restaurants, cinemas, and mainline railway station—is easily accessible. Southampton Airport is approximately twenty minutes away, and excellent motorway links are close by, including the M27 (east and westbound), M3 to the M25, and A3 routes to London.

AGENTS NOTE

The property is leasehold, (with the lease dating from 1977) and we are advised (by the vendor) that there is approx. 950 years remaining on the lease. (£0 Ground Rent / £900 Service Charge per annum – with review date 1st Jan 27). Disclaimer – information has been given by the owner – please seek verification via your solicitor prior to purchase.

- Leasehold - 950 Years
- Southampton City Council - Band B
- EPC - Grade C





INSIDE

The property is accessed via a porch entrance, featuring fitted coir mat flooring and leading through to a secondary hallway.

The hallway is carpeted and includes a useful storage cupboard, a radiator, and provides access to all principal rooms within the apartment.

The kitchen benefits from a double-glazed window to the rear aspect, tiled flooring, a tiled splashback, and a large storage cupboard. It is fitted with a range of wall and base units with work surfaces over, incorporating a sink/drain, four-ring gas hob with extractor above, and an electric oven with grill, also space for a fridge/freezer if required.

The lounge/diner is a bright and comfortable space, featuring a double-glazed bay window to the rear aspect, carpeted flooring, a TV points, and a radiator.

Bedroom one offers a double-glazed window to the rear aspect, carpeted flooring and a radiator.

Bedroom two benefits from two double-glazed windows to the side aspect, fitted carpets, and a radiator.

The bathroom is fitted with two double-glazed windows to the side aspect, tiled flooring, and partially tiled walls, along with a heated towel rail. The suite comprises a bath with shower over, a WC and wash hand basin.

OUTSIDE

Externally, the property benefits from well-maintained communal garden grounds, providing a pleasant outdoor space for residents to enjoy. There is also residents' parking available, along with the added convenience of a shared laundry room. A private garage is included, offering secure parking or additional storage.

SERVICES

Gas, electricity, water and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard.

Full Fibre Broadband is available with download speeds of up to 1600 Mbps and upload speeds of up to 115 Mbps. Information has been provided by the Openreach website.

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Buyers: If you have an offer accepted on a property through White & Guard, under Anti-Money Laundering Regulations (2017), we are required by law to conduct Anti-Money Laundering Checks. There is a charge of £40 + VAT for these checks per applicant.

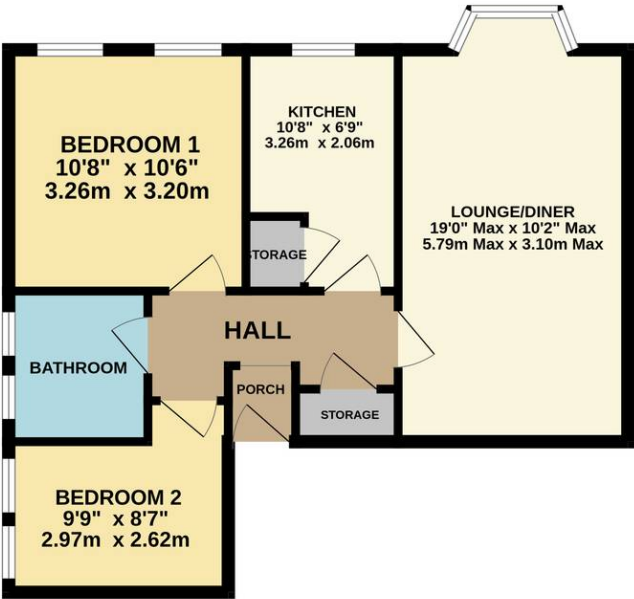
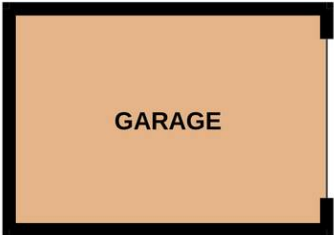
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DISCLAIMER
These particulars are not to form part of a Sale Contract owing to the possibility or errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded, unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

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FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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