

Connells

Woodlands Court Cobden Avenue
Southampton

Woodlands Court Cobden Avenue Southampton SO18 1FQ

For sale offers over
£150,000







Property Description

Located in the sought-after Woodlands Court on Cobden Avenue, this beautifully presented first-floor one-bedroom apartment is finished to an exceptional standard and is truly move-in ready. Set within a secure electric-gated development, it offers stylish, low-maintenance living ideal for first-time buyers, professionals, or those looking to downsize. The apartment features a modern open-plan kitchen with quality units, integrated appliances, and a breakfast bar, seamlessly flowing into the spacious lounge. Large sliding doors open to a Juliet balcony, flooding the living space with natural light and creating a bright, airy feel. The generous double bedroom benefits from fitted wardrobes, offering excellent storage while still providing plenty of space for additional furniture. The contemporary bathroom is fitted with a stylish walk-in shower, vanity sink unit, and modern finishes throughout.

A standout feature is the private boarded loft, complete with lighting and electrics, providing excellent additional storage. The property also benefits from a regularly serviced boiler, conveniently located in the kitchen.

Externally, the apartment enjoys a brick-built storage shed with lighting, one allocated parking space, and additional visitor parking for added convenience.

Beautifully modern throughout, with no work required, this fantastic apartment combines contemporary style, practical features, and an excellent location, making it an ideal home ready to enjoy from day one.

Entrance Hall

Loft access. Storage cupboard.

Lounge

Juliet balcony with double glazed sliding doors. Gas central heating radiator. Laminate flooring. TV point.

Kitchen

Double glazed window to side aspect. Wall and base units. Breakfast bar. Integrated white goods. Gas oven and hob. Laminate flooring. Spotlights. Boiler.

Bedroom 1

Double glazed window to front aspect. Built in wardrobes. Gas central heating radiator. TV point.

Bathroom

WC. Vanity sink. Walk in shower. Extractor fan. Shaving port. Hand towel rail.

Loft

Ladder. Boarded. Lights. Electrics.

Outside

1 Allocated and visitors parking. Brick shed with light.

Agent Notes

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Key Features

- Move-in ready throughout
- Modern open-plan kitchen with breakfast bar
- Spacious lounge with Juliet balcony
- Large double bedroom
- Contemporary shower room
- Private boarded loft with lighting and electrics
- External brick-built storage shed
- Allocated parking plus visitor parking
















LYNX
BATH



Total floor area 47.2 m² (508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: C

Council Tax Band: B

Service Charge: 2400.00

Ground Rent: 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BTN107897

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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