



**Hollybrook Lodge, Coxford Road, SOUTHAMPTON SO16 5AR**



**welcome to**

**Hollybrook Lodge, Coxford Road, SOUTHAMPTON**

The accommodation is arranged around a welcoming entrance hall which provides access to all rooms. The open plan living, dining, and kitchen area forms the heart of the home, offering a spacious and versatile layout suitable for both everyday living and entertaining. The kitchen is fitted with a range of modern units, generous work surface, and ample room for appliances, complementing the generous living area.

The apartment consists of two well-proportioned bedrooms, with the principal bedroom benefitting from its own en-suite shower room. A separate main bathroom serves the rest of the accommodation, featuring a white suite and tasteful tiling.

The residents of the building have collectively funded the installation of a new communal roof, with the works fully paid for. This ensures that any new owner will benefit from the improvement without the associated expense.

Externally, the development offers an allocated parking space situated under cover, together with additional visitor parking. Residents also enjoy access to a communal garden as well as a roof terrace, providing appealing outdoor space.





**Entrance Hall**

**Living/Dining/Kitchen**  
 20' 9" x 12' 3" max ( 6.32m x 3.73m max )

**Bedroom One**  
 14' 4" max x 11' 4" max ( 4.37m max x 3.45m max )

**En-Suite**  
 6' 3" max x 5' 7" ( 1.91m max x 1.70m )

**Bedroom Two**  
 10' 6" x 9' 2" ( 3.20m x 2.79m )

**Bathroom**  
 6' 4" x 5' 7" ( 1.93m x 1.70m )

**Allocated & Visitor Parking**

**Communal Garden & Roof Terrace**

**Additional Information**

Total floor area 56.8 sq.m. (611 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## Hollybrook Lodge Coxford Road, SOUTHAMPTON

- Desirable Location Directly Opposite Southampton General Hospital
- Modern Second Floor Apartment
- Open Plan Living & Kitchen
- No Onward Chain
- Allocated & Visitor Parking

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1557.29

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Dec 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
SOU117866 - 0003

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02380 225155



Southampton@fox-and-sons.co.uk



32 - 34 London Road, SOUTHAMPTON,  
Hampshire, SO15 2AG



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