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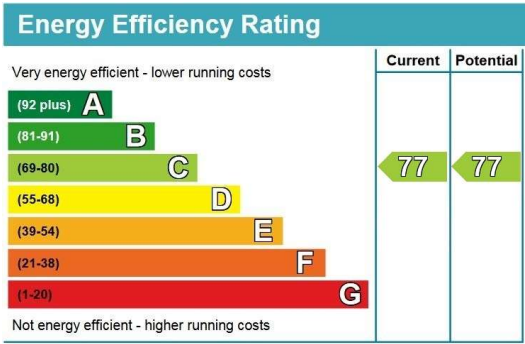
Flat 12, Alexander Place, 87 The Avenue, Southampton , SO17 1YB
1 bedroom £155,000 Leasehold

DESCRIPTION

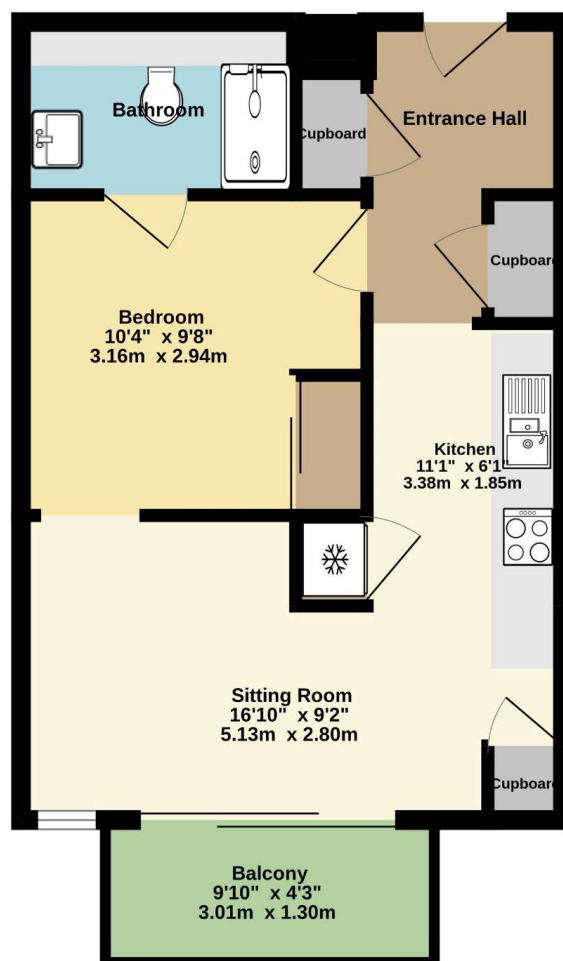
Situated close to the city centre yet offering a tranquil and peaceful location, this first floor apartment is presented in superb decorative order with the advantage of a balcony overlooking a communal park area. With the advantage of a lift service to all floors, the private entrance hallway provides access to principal accommodation. Modern contemporary open plan style kitchen with integrated appliances and also affords access to a breakfast area. The sitting room offers direct access to a walk-on and seating balcony which overlooks the communal park area which provides a delightful outlook and offers a southerly aspect. The double bedroom benefits from built-in wardrobes and has access to an en-suite bathroom finished in a contemporary style. The property also has the advantage of an allocated parking space. Due to the combination of features and superb location, early viewings are recommended. No forward chain.

LOCATION

Alexander Place is set within the Banister Park district of Southampton being close to all local amenities. Bedford Place is just a short walk away and the larger shopping centres of West Quay, Southampton mainline rail station offers rail services and The Avenue provides access away from the city centre onto the M3 north.



Ground Floor
387 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA : 387 sq.ft. (36.0 sq.m.) approx.
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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COMMUNAL ENTRANCE HALL:

Stairs and lift rising to all floors with security entrance system.
Entrance door leading to:-

PRIVATE ENTRANCE HALL:

Smooth plastered ceiling. Two built-in storage cupboards, one housing consumer unit and central heating boiler. Security entrance system. Central heating controls.

SITTING ROOM:

A delightfully appointed room with smooth plastered ceiling. Air exchange unit. Built-in storage cupboard. Baxi boiler. Two radiators. Smooth plastered ceiling. Double glazed window and patio double glazed doors leading to:-

BALCONY:

Glazed and metal security railings and non-slip decked flooring with views over parkland.

BEDROOM:

Smooth plastered ceiling with air exchange unit. Radiator. Built-in wardrobes with sliding mirror fronted doors.

EN-SUITE SHOWER ROOM:

A contemporary suite comprising; low level concealed cistern dual flush w.c. and double width walk-in shower with separate thermostatic shower and tiled enclosure. Wall mounted ladder style radiator/combination. Partly tiled wall surfaces. Recessed lighting. Smooth plastered ceiling. Extractor fan.

OUTSIDE:

Allocated parking space.

TENURE – FROM 2026

Leasehold. Remaining Lease Term: 111 Years.
Maintenance/Service Charge: £1,320.00 p.a.
Ground Rent: £250.00 p.a.

COUNCIL TAX:

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/2027

REFERENCE

S8870/LT/090426/D3

SERVICES

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From our Offices in London Road proceed north joining The Avenue (A33). Go past St Edmund's Church and immediately turn left where Alexander Place can be found on the right hand side.