



Treagore Road, Calmore, SO40 2UN
Southampton

£110,000

Hamwic Independent Estate Agents offer for sale this well presented one bedroom top floor flat located in the popular Calmore area of Southampton. Benefits include its own private entrance, bright lounge, fitted kitchen, double glazed windows and allocated parking. Cash buyers only due to the short lease term of approximately 47 years remaining, making the property currently unmortgageable. An ideal opportunity for investors or cash purchasers seeking an affordable buy.

Tenure Information - Leasehold
Approx. 47 Years Remaining
Please Note: Due To The Short Lease, The Property Is Considered Unmortgageable And Suitable For Cash Buyers Only

Additional Information
Construction: We understand the property forms part of a purpose-built flat within a two-storey block.
Utilities: Mains Water, Mains Electric
Council Tax Band: A - New Forest District Council

Location - Treagore Road is conveniently positioned within the established Calmore residential area on the western side of Southampton, offering excellent day-to-day convenience. Local shops, schools, bus routes and nearby amenities are all within easy reach, while Totton town centre, local leisure facilities and wider road links towards Southampton, the New Forest and the M27 are readily accessible. The area remains popular with buyers seeking affordability, practicality and a well-connected residential setting.

Important Buyer Note - This property is available to cash buyers only. Due to the remaining lease term of approximately 47 years, the property is currently considered unmortgageable by most mainstream lenders. Any prospective purchaser should take legal advice regarding the lease position and any potential future lease extension options prior to proceeding.





A particularly appealing feature of this apartment is its own private entrance, giving it a more individual feel compared to many similar flats. Stairs rise to the first and top floor level, where a private front door opens into the entrance hallway.

The entrance hall provides a practical introduction to the property and benefits from fitted carpet, textured ceiling, loft access, and two useful storage cupboards. One cupboard houses the power supply, while the second has plumbing in place for a washing machine, creating valuable utility storage and helping to maximise the internal layout.

The lounge is a bright and comfortable main living area, featuring a large double glazed window allowing for excellent natural light, fitted carpet, textured ceiling, and access through to the kitchen. A folding door also opens through to the bedroom, creating a practical and space-efficient layout.

The kitchen is well arranged and fitted with a range of base and eye level units, together with work surface space for day-to-day use. Further features include an integrated hob and oven, space for a fridge/freezer, additional space for a tumble dryer, tiled flooring, part tiled surrounds, textured ceiling and a double glazed window. The kitchen offers a functional and well-presented environment, ideal for modern everyday living.

The bedroom benefits from a double glazed window, fitted carpet and textured ceiling.

The bathroom is fitted with an enclosed bath with electric shower over, low level WC, wash hand basin with vanity-style unit, tiled flooring, part tiled walls, obscure eye level window, textured ceiling and electric heated towel rail.

Externally, the property benefits from communal gardens and an allocated parking space, adding further practicality and convenience.

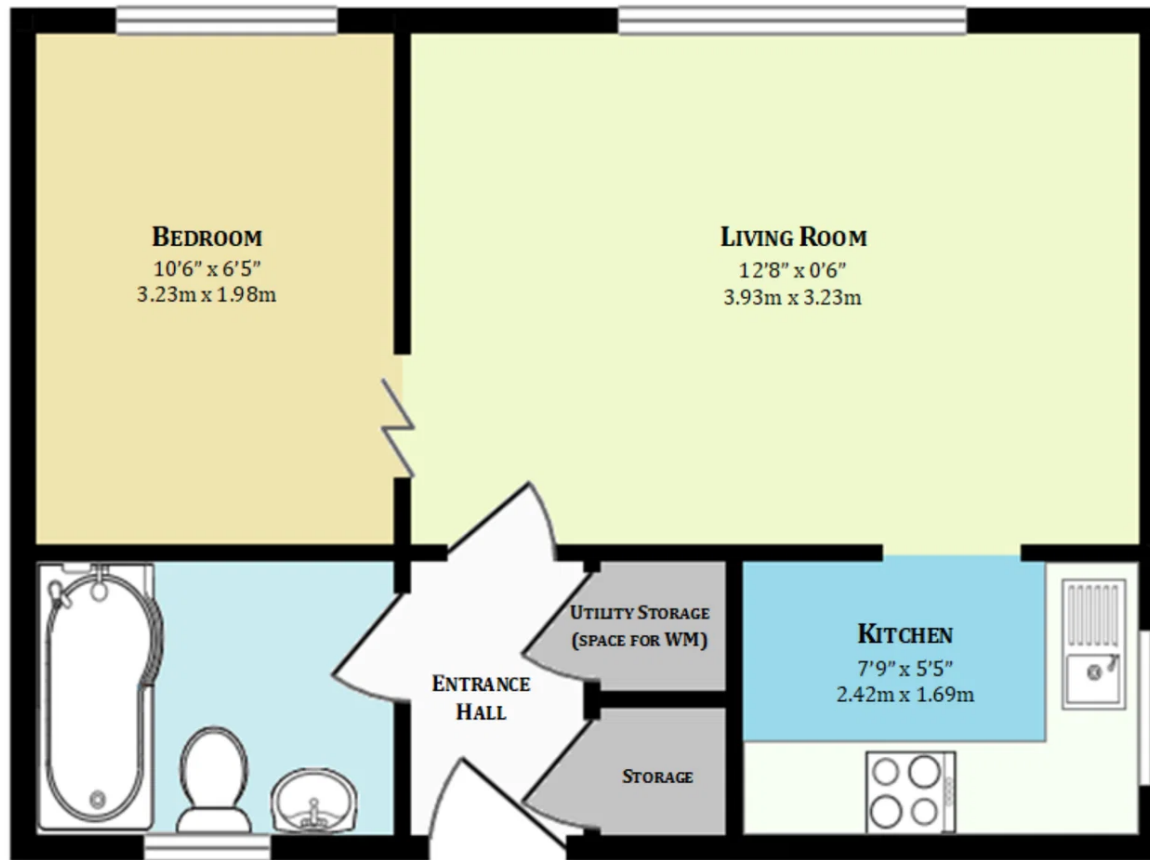
Overall, this is a well presented and realistically priced one bedroom apartment in a convenient residential location, offering private access, allocated parking and strong appeal for cash buyers aware of the lease position and seeking a property with potential and affordability.

Tenure: Leasehold

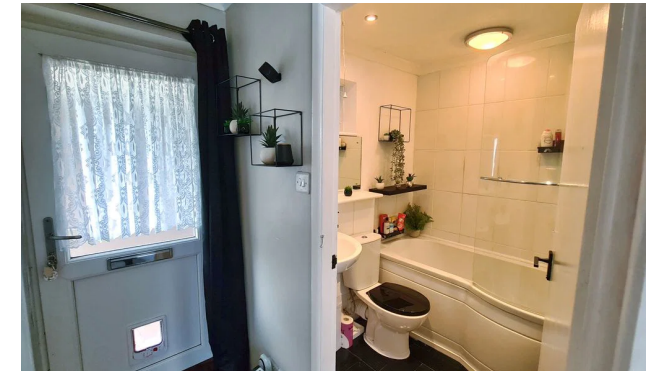
Council Tax Band: A



TOTAL APPROX FLOOR AREA - 30sq m. / 323 sq ft.



All measurements are approximate and for guidance only. Floorplans are not to scale and should not be relied upon as exact representations. Fixtures, fittings, and services have not been tested. Purchasers must verify the accuracy of all information and satisfy themselves before proceeding. Hamwic Independent Estate Agents Ltd accepts no liability for errors or omissions.



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