



**Angel Court, Church End, Southampton SO15 3JE**

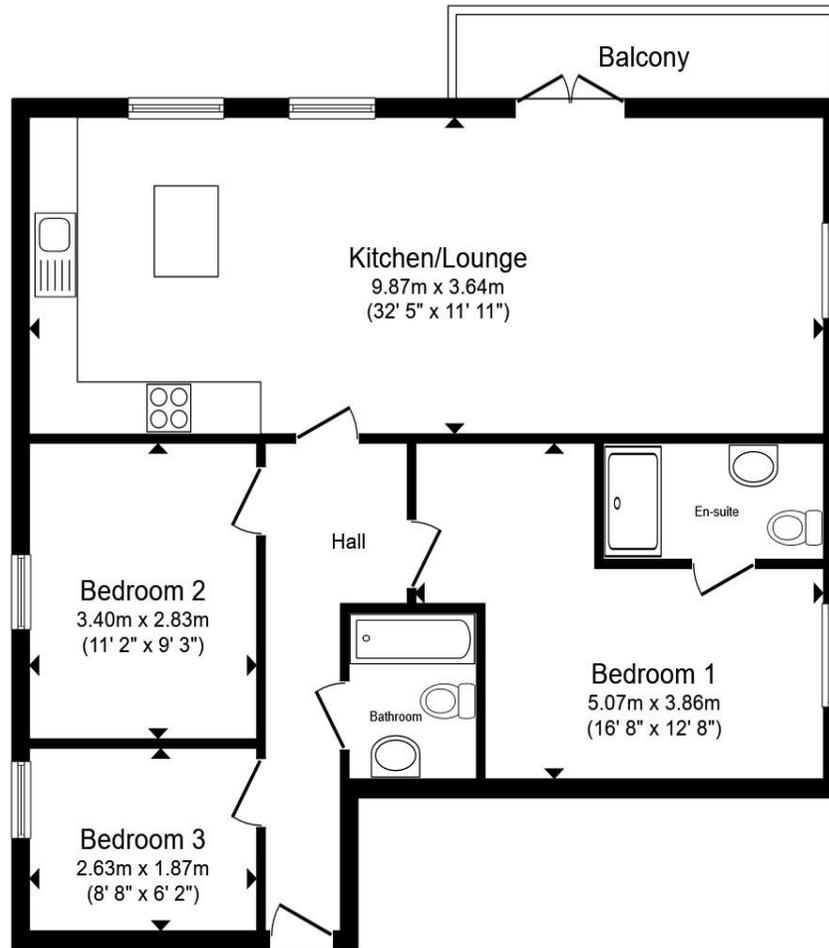
**welcome to**

**Angel Court, Church End, Southampton**

Refined First-Floor Apartment in the Heart of Church End, Shirley

Thoughtfully designed with generous proportions, high-quality finishes, and an abundance of natural light throughout, the property represents a rare opportunity to secure a home in this sought-after Southampton location.





**Entrance Hall**

**Kitchen/Lounge**

32' 5" x 11' 11" ( 9.88m x 3.63m )

**Bathroom**

**Bedroom 1**

16' 8" max x 12' 8" max ( 5.08m max x 3.86m max )

**En-Suite**

**Bedroom 2**

11' 2" x 9' 3" ( 3.40m x 2.82m )

**Bedroom 3**

8' 8" x 6' 2" ( 2.64m x 1.88m )

Total floor area 81.8 m<sup>2</sup> (880 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](http://www.propertybox.io)



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## Angel Court, Church End, Southampton

- Presented to a High Standard
- Allocated Parking Space in Residents Car Park
- First Floor Position
- Private Balcony with Views Over Communal Grounds
- Secure Entry System

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1450.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/SOU117729](https://fox-and-sons.co.uk/Property/SOU117729)



Property Ref:  
SOU117729 - 0002

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