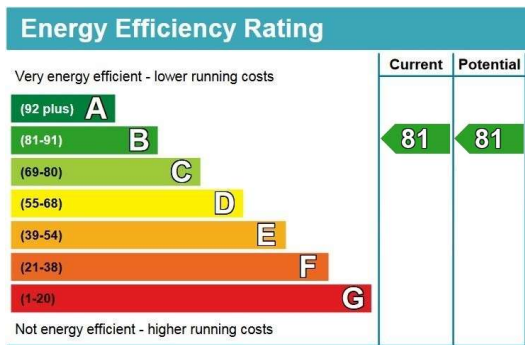
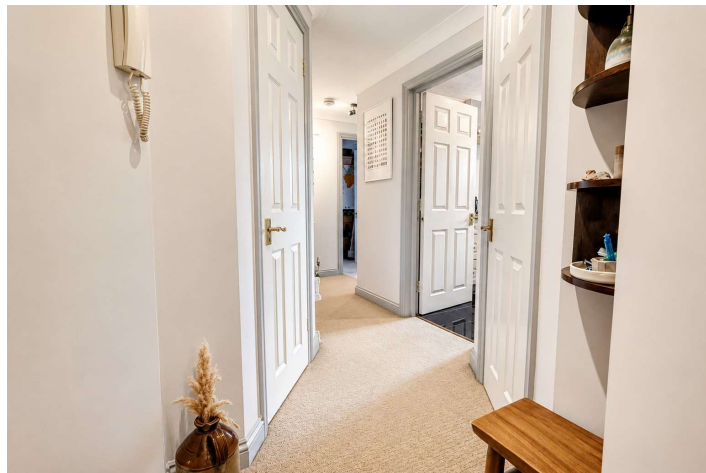




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

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Flat 11 Locksley Court, 24-26 Archers Road, Southampton, Hampshire, SO15 2LE 2 bedrooms £210,000 Leasehold

DESCRIPTION

A well-presented first-floor apartment offering two double bedrooms, lift access and an allocated parking space. Conveniently located for local amenities and transport links, the property features a spacious living/dining room, a good-sized fitted kitchen and a large bathroom. Both bedrooms are comfortable doubles, providing flexible space for homeowners, guests or home working. The apartment benefits from a practical layout, good natural light and well-maintained communal areas. An ideal purchase for first-time buyers, downsizers or investors looking for a property in a well-connected location with everyday conveniences close by.

LOCATION

Archers Road is located in the Banister Park district of Southampton which is north of Southampton's city centre proceeding walking access into Bedford Place with its numerous range of local bars, restaurants and day to day shopping facilities. Southampton's West Quay shopping centre is located to the south within the High Street and to the north of Banister Park can be found Southampton's Common with its 326 acres of open parkland. Access in or out of the city via The Avenue will lead onto the M3 and the M27 motorway connections a short distance away. Southampton's mainline train station is located to the south and provides access to London Waterloo.

Offices: Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



Ground Floor

680 sq.ft. (63.2 sq.m.) approx.



TOTAL FLOOR AREA : 680 sq.ft. (63.2 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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Flat 11 Locksley Court, 24-26 Archers Road, Southampton, Hampshire, SO15 2LE

Entrance Hall 17' 3" (5.26m) x 12' 4" (3.76m):
Carpeted flooring, door leading to storage cupboard housing electrics, intercom system.

Bathroom 8' 7" (2.62m) x 8' 4" (2.54m):
Three-piece suite comprising of panelled bath with shower attachment overhead, low level WC, ceramic sink with chrome mixer tap and vanity unit, tiled flooring and mostly tiled walls, extractor fan.

Lounge / Dining Room 19' 3" (5.87m) x 11' 3" (3.43m):
Carpeted flooring, Juliet balcony flanked by double-glazed windows, smooth plastered ceiling, radiator.

Master Bedroom 14' 7" (4.44m) x 10' 8" (3.25m):
Carpeted flooring, double-glazed window to front aspect, built-in wardrobe with double doors, smooth plastered ceilings, radiator.

Bedroom two 10' 9" (3.28m) x 7' 7" (2.31m):
Carpeted flooring, double-glazed window to front aspect, smooth plastered ceiling, radiator.

Kitchen/Breakfast room 8' 11" (2.72m) x 9' 2" (2.79m):
Range of base level units, gas oven with 4 point hob and extractor fan, space for the fridge/freezer and washing machine, double-glazed window to the side aspect, wall-mounted boiler, tiled flooring.

Outside:
Allocated parking to the rear of the building and communal areas.

TENURE – FROM 2026
Leasehold. Remaining Lease Term: 95 Years
Maintenance/Service Charge: £1,600.00 p.a.
Ground Rent: £125.00

COUNCIL TAX
Southampton City Council
BAND: C
CHARGE: £2,116.87
YEAR: 2026/2027

REFERENCE
S8943/HS/180626/D2

SERVICES
Gas, water, electricity and mains drainage are connected. 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 into Carlton Crescent. At the end of Carlton Crescent, turn right into Bedford Road. At the traffic lights turn left into Archers Road where Locksley Court can be found on the left hand side as indicated by a Pearsons For Sale board.