

3 Clifton Court, Clifton Road, Southampton, SO15 4HA

PRICE GUIDE: £160,000 Leasehold No Forward Chain



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Conveniently located in a sought after part of Shirley just a short walk from the high street is this first floor apartment offered with the benefit of no forward chain. Found within a small well maintained purpose-built block, the apartment's accommodation briefly consists of an entrance hall, lounge with a balcony, kitchen, two good size bedrooms and a bathroom. Externally, the property benefits from a garage, allocated off road parking and well-kept established communal gardens. Internal viewing is highly recommended to fully appreciate this smart development and the potential of the apartment on offer.

POPULAR & CONVENIENT LOCATION * ATTRACTIVE PURPOSE-BUILT BLOCK

WELL MAINTAINED COMMUNAL AREAS * PRIVATE ENTRANCE HALL

17'6 LOUNGE * BALCONY * KITCHEN * TWO BEDROOMS * BATHROOM

PLEASANT ESTABLISHED COMMUNAL GARDENS * GARAGE

OFF ROAD PARKING * NIGHT STORAGE HEATING * UPVC DOUBLE GLAZING

COMMUNAL ENTRANCE: Security entrance door with intercom system, well maintained communal hall and turning staircase to;

PRIVATE ENTRANCE HALL: With a night storage heater, airing cupboard housing a hot water cylinder and shelving, and a small meter cupboard.

LOUNGE: 17'6 x 12'3 (5.35 x 3.75) Night storage heater, t.v aerial point, rear elevation windows and door to BALCONY.



KITCHEN: 7'7 x 5'5 (2.35 x 1.68) Half-height ceramic tiling and fitted with base-level and wall-mounted units to incorporate a stainless steel sink unit with drainer inset in mottled work surfaces. There is a built-in larder cupboard, space for an electric cooker and an upright fridge-freezer. Linoleum flooring and front elevation window.

BEDROOM 1: 12'4 x 12'3 (3.77 x 3.75) Built-in three door wardrobe with hanging rail and shelving, and a rear elevation window.

BEDROOM 2: 9'4 x 9'1 (2.85 x 2.78) Built-in two door wardrobe with hanging rail and shelving, and a side elevation window.

BATHROOM: 6'3 x 5'3 (1.92 x 1.63) With fully tiled walls and a matching white suite of panel bath with mixer taps and an overhead electric shower unit, back-to-wall w.c and wash hand basin inset in a combination cupboard unit. Linoleum flooring and front elevation obscured glass window.

OUTSIDE: Externally there are well-kept communal gardens. The main garden is secured with an access gate, where there is a paved patio, good size lawn and a variety of established shrubs and flower beds as well as whirling washing lines for the use of residents. There is a garage within a block of three and off road vehicle parking.

LEASE DETAILS: Residue of 999 years from 1970. We understand the annual service charge to be circa £1550 and there is a £25 per annum ground rent. Please note additional legal fees could be incurred for items such as leasehold or management packs when purchasing this property.

COUNCIL TAX BAND: B (currently £1,852.26 pa) Southampton City Council

These details were taken by George Mead from whom any further information required can be obtained.



3 Clifton Ct

Approximate Gross Internal Area
646 sq ft - 60 sq m



Not to Scale. Produced by The Plan Portal 2026
For Illustrative Purposes Only.



AGENTS NOTE: Services, fittings and equipment referred to within these particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly the Buyer(s) must make their own enquiries regarding such matters.

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