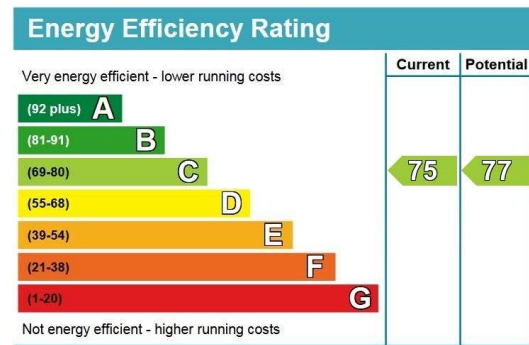




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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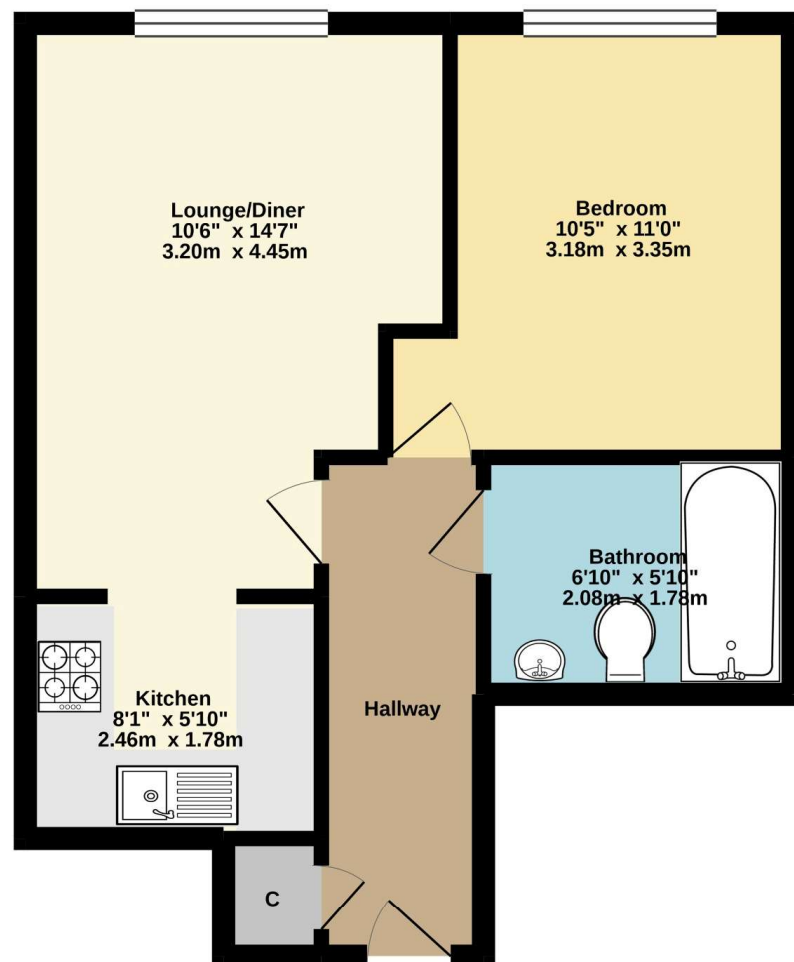


11 Rosida Gardens, 23 Hill Lane, Southampton, Hampshire,
SO15 5PA
1 bedroom £135,000 Leasehold

DESCRIPTION
A well proportioned, one bedroom apartment situated on the ground floor within an attractive purpose built block which also enjoys the use of gym facilities. The property is conveniently situated within walking distance of local amenities and Southampton Train Station. The accommodation comprises: kitchen, bathroom, and one double bedroom. The property further benefits from being offered with NO FORWARD CHAIN. There is an allocated parking space to the rear of the development along with communal grounds for residents to enjoy. An internal viewing is highly recommended to appreciate the accommodation on offer.

LOCATION
Rosida Gardens is close to Southampton Common and the City Centre. Popular Bedford Place with its range of bars, restaurants and boutiques is within reach and the M27 and M3 Motorway links connecting with all of the Solents South Coastal Regions is a short travelling distance away.

Ground Floor
397 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 397 sq.ft. (36.9 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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ENTRANCE HALLWAY

BEDROOM 11' (3.35m) x 10' 5" (3.17m):
Smooth plastered ceiling. UPVC double glazed window to the side aspect. Electric heater. Carpeted flooring

SITTING ROOM 14' 7" (4.44m) x 10' 6" (3.20m):
Smooth plastered ceiling. UPVC double glazed window and Juliette balcony to the side aspect. Electric heater. Electric points. Carpeted flooring.

KITCHEN 5' 10" (1.78m) x 8' 1" (2.46m):
Smooth plastered ceiling. A complimentary range of wall mounted and base level unit with roll edge worktop over. Stainless steel sink and drainer with swan neck mixer tap in chrome finish. Tiled splash back. Electric hob and oven with extractor over. Fridge freezer, washing machine.

BATHROOM 5' 10" (1.78m) x 6' 10" (2.08m):
Smooth plastered ceiling. A three piece bathroom suite which comprises; low level WC, ceramic sink with mono bloc tap fitting in chrome finish, bath tub with mains shower head over. Extractor. Electric heater and heated towel rail. Tiled.

OUTSIDE

There is an allocated parking space and communal grounds for residents to enjoy.

TENURE

Leasehold. Remaining Lease Term: 133 Years.
Maintenance/Service Charge: £2,325.02 p.a.
Ground Rent: £200.00 p.a.

COUNCIL TAX

Southampton City Council
BAND: B
CHARGE: £1,762.79
YEAR: 2025/2026

REFERENCE

S8716/BP/180725/D3

SERVICES

Mains 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 head north-east towards Bellevue Road. Turn left onto Carlton Crescent, then left onto Carlton Road. Turn right onto Wilton Avenue, slight left onto Milton Road. Turn left onto Hill Lane where the property can be found on the left hand side.