



The Old Fruit Market, Back of the Walls, Southampton SO14 3BY



welcome to

The Old Fruit Market Back of the Walls, Southampton

Plot 9 - BRAND NEW First Floor 2 Bedroom Apartment - The Old Fruit Market

With AIR SOURCE HEATING SYSTEM & 10 YEAR BUILD WARRANTY!

OPEN HOUSE Event - SATURDAY 7TH MARCH



This first-floor apartment boasts an impressive and well-balanced layout, offering two generous bedrooms and a bright, open-plan living area designed for modern, comfortable living. Large windows bring in plenty of natural light, enhancing the sense of space throughout.



This newly built home features a sleek gloss-finish kitchen equipped with integrated Hotpoint appliances, alongside a stylish contemporary bathroom finished to a high standard.



Designed with comfort and practicality in mind, the property benefits from internal acoustic window panels that help reduce external noise—creating a calm, private environment. The windows are also fitted with solar-resistant external panels to support year-round thermal control and energy efficiency.

With an annual service charge of just over £1,000 and no onward chain, this property represents an excellent opportunity for first-time buyers, downsizers, or investors seeking a low-maintenance, energy-efficient home in a vibrant city-centre location.



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The Old Fruit Market, Back of the Walls, Southampton

- Brand New First Floor Apartment
- 10 Year New Build Warranty
- No Onward Chain
- Parking Incentive - Ask Branch for T&C's
- Open House Event - Saturday 7th March 2026

Tenure: Leasehold EPC Rating: Exempt

Service Charge: £1,002.96

Ground Rent: 0.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£280,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
SOU117882 - 0003



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