



**Connells**

St. Boniface Court Fleming Avenue  
North Baddesley SOUTHAMPTON



## Property Description

This newly renovated two-bedroom first-floor flat is located in the sought-after area of North Baddesley. With a brand-new front door and fresh updates throughout, it offers a modern and welcoming living space. The property includes two spacious double bedrooms, a separate bathroom and WC, and a bright, airy lounge with views to the rear of the block. The kitchen provides ample room for appliances, plus a pantry/utility cupboard for added convenience. Additional storage is available throughout, including a large walk in storage room near the entrance and hallway cupboards. Situated at the rear is a private parking area, with further on-road parking available. Ideally positioned for commuting to Southampton and Romsey, the flat also falls within a desirable school catchment area. The property benefits from a secure entrance system, providing residents with peace of mind and controlled access to the building.

## Kitchen/Diner

17' 5" x 8' 10" ( 5.31m x 2.69m )

A spacious and characterful kitchen diner featuring sleek countertops and restored cupboards that blend charm with functionality, with space for a dining table. The room comfortably accommodates a washing machine and oven. A built-in cupboard offers flexible space for use as a utility or pantry, making this kitchen both practical and inviting for everyday living and entertaining.

## Lounge

13' 9" x 11' 10" ( 4.19m x 3.61m )

A bright and airy lounge with generous

proportions and plenty of natural light. A large window faces the rear of the block, offering pleasant views and enhancing the open feel of the space. Perfect for relaxing or entertaining.

## Bathroom

5' 7" x 5' 6" ( 1.70m x 1.68m )

Finished in soft cream tiles, this well-lit bathroom includes a full-sized bath with a wall-mounted shower, a towel rack, and a double window that brings in plenty of natural light. A calm and comfortable space for unwinding

## Separate WC

Located next to the main bathroom, this standalone toilet room is the only WC in the property. Conveniently positioned and ideal for busy households.

## Bedroom 1 And 2

13' 10" x 9' 9" ( 4.22m x 2.97m )

Two identical kingsize bedrooms, each offering ample space for a kingsize bed. Both rooms feature brand new grey carpets, creating a fresh and modern feel. Ideal for restful nights or flexible use as a guest room or home office.

## Walk In Storage Room

8' 8" x 3' 10" ( 2.64m x 1.17m )

Positioned to the left of the front door, this handy walk in storage space is perfect for

coats, shoes, and general storage—keeping the entrance neat and organised.









EPC Rating: C Council Tax  
Band: A

Service Charge:  
1500.00

Ground Rent:  
10.00

Tenure: Leasehold

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