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# Arundel House, Lawn Road, Southampton

Offers In Excess Of £180,000



This modern and well-presented two bedroom, one bathroom apartment is set on the top floor of Arundel House, a purpose-built development designed for low-maintenance city living, perfectly positioned within easy reach of Portswood and Southampton's lively city centre.

The welcoming entrance hall offers a storage/airing cupboard and access to all rooms. The bright and spacious living room features large French doors that act as a Juliet balcony with views over the communal gardens, creating a light and airy atmosphere. An open hatch connects to the kitchen, which is fitted with a range of wall and base units, contrasting work surfaces, tiled splashbacks, integrated cooking appliances, and space for both a washing machine and fridge-freezer.

Both bedrooms are generously sized, with the main bedroom benefiting from a built-in wardrobe. The contemporary family bathroom is fitted with a three-piece suite, including a bath with mixer taps and shower, pedestal wash basin, and WC.

Externally, residents of Arundel House enjoy well-maintained communal gardens and grounds, allocated off-road parking, and additional facilities including a ground floor storage room and secure bicycle storage. Entry to the building is via a secure communal system with intercom access.

Leasehold Years remaining on lease; 92 Years

Leasehold Annual Service Charge Amount £1416.82 pa.

Leasehold Ground Rent Amount : £150 pa.

Council Tax Banding; C

## KEY FEATURES

- Top floor apartment
- Two double bedrooms
- Modern bathrooms
- Spacious living room
  - Juliet balcony
- Modern fitted kitchen
  - Built-in wardrobe
- Communal gardens
- Allocated parking
- Secure entry system





