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11 St. Marys Road

Netley Abbey, Southampton, SO31 5HR

Asking Price £150,000

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- One Double Bedroom
- Ideal First-Time Purchase or Investment Opportunity
- Spacious Living Room
- Communal Gardens
- Impressive High Ceilings
- First-Floor Converted Flat
- Separate Kitchen
- Allocated Parking
- Sought-After Netley Abbey Location
- Characterful Converted Building

Tel: 023 8045 8054

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Hunters Netley Abbey are pleased to present this charming first-floor converted flat in the popular Austen Court development, offering characterful accommodation with impressive high ceilings that create a wonderful sense of space and light.

The property comprises a double bedroom, a separate kitchen and a comfortable living room. Further benefits include allocated parking and access to communal gardens, providing an attractive outdoor space to enjoy.

Ideally situated in the sought-after Netley Abbey area, this appealing apartment would make an excellent first-time purchase, downsize or investment opportunity.

The ancient village of Netley Abbey is situated between the City of Southampton and the historic village of Hamble. The village gets its name from the ruined Cistercian Abbey which was founded by Peter des Roche, Bishop of Winchester in 1239 under the patronage of Henry III and later sacked by Henry VIII. The village boasts many local amenities and shops including, Co-op, bakers, pharmacy, hair dressers, post office, library and an award winning fish & chip shop. There is also the Royal Victoria Country Park, formerly the site of The Royal Victoria Hospital and now 220 acres of waterside parkland and woodland. Communication links include a train station with connections to Southampton and Portsmouth, road access to M27, M3 and Southampton International Airport.

Entrance Hallway

Living Room

The living room is a bright and spacious reception room featuring a charming bay window with multiple aspects, allowing plenty of natural light to flood the space. There is ample room for both lounge and dining furniture, with a pleasant outlook and a neutral décor throughout.

Kitchen

A modern fitted kitchen comprising a range of white wall and base units, wood-effect work surfaces and integrated cooking appliances. There is space for additional appliances, including a washing machine and fridge, while the large window provides excellent natural light.

Bedroom

A well-proportioned double bedroom featuring a large window with pleasant views, allowing for plenty of natural light. The room offers ample space for a double bed and additional bedroom furniture, with built-in storage potential and a neutral finish

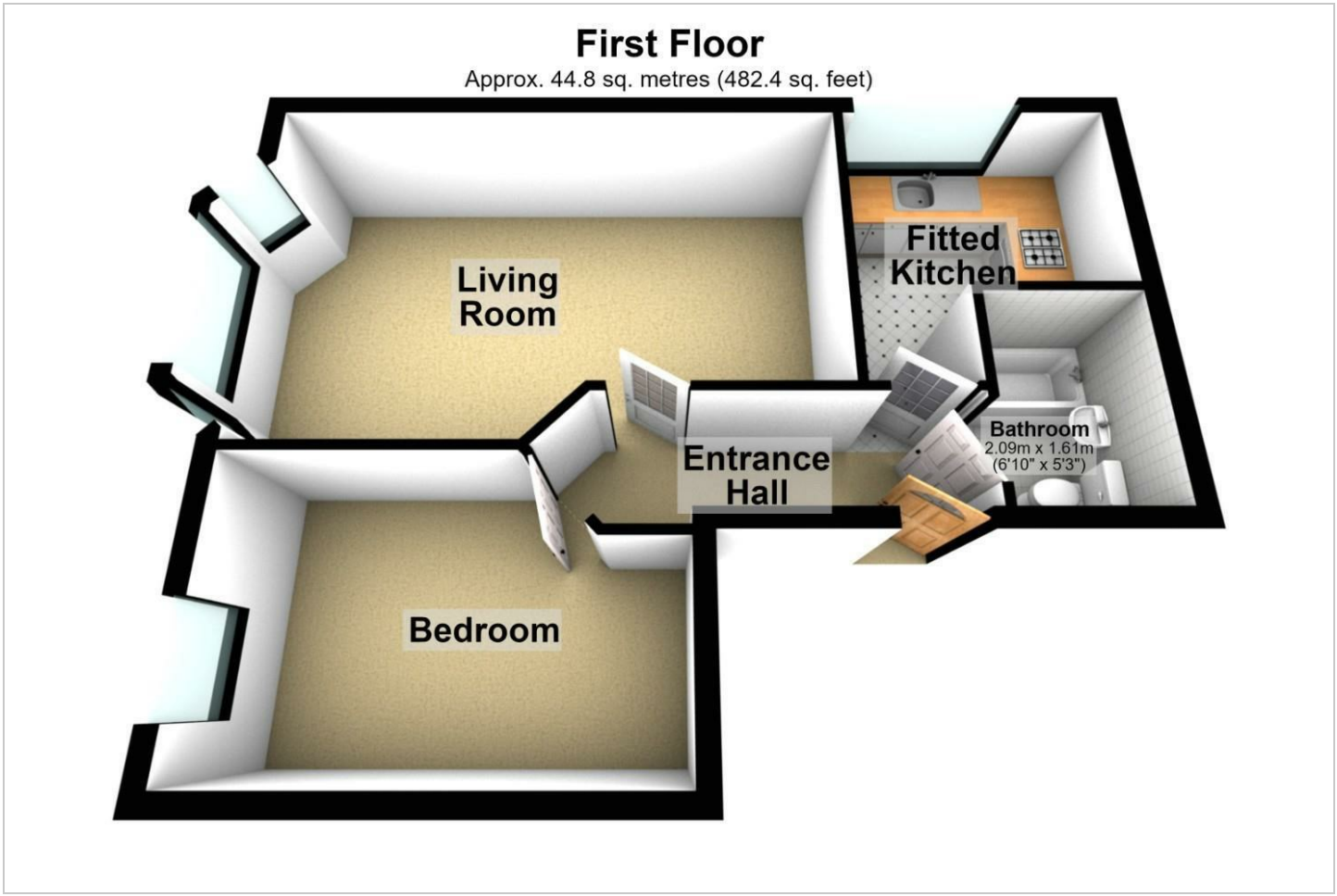
Bathroom

A neatly presented bathroom fitted with a white suite comprising a panelled bath with shower over and glass shower screen, wash hand basin and WC. The room benefits from tiled walls, a heated towel rail and a practical layout.

Outside

To the front of the property, the home benefits from an allocated resident parking space, along with additional visitor parking. Further benefits include a communal garden and secure bicycle storage.

Floorplan


First Floor
Approx. 44.8 sq. metres (482.4 sq. feet)
Living Room
Fitted Kitchen
Entrance Hall
Bathroom
2.09m x 1.61m
(6'10" x 5'3")
Bedroom









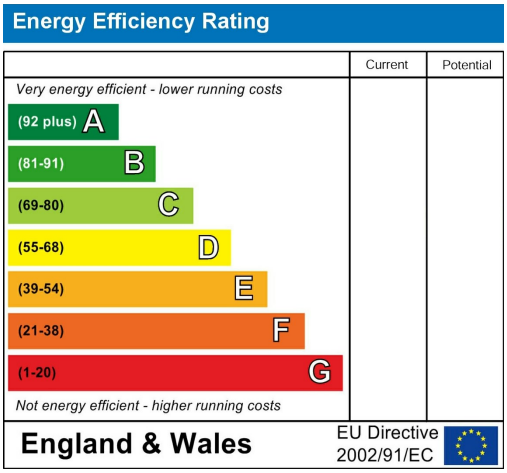


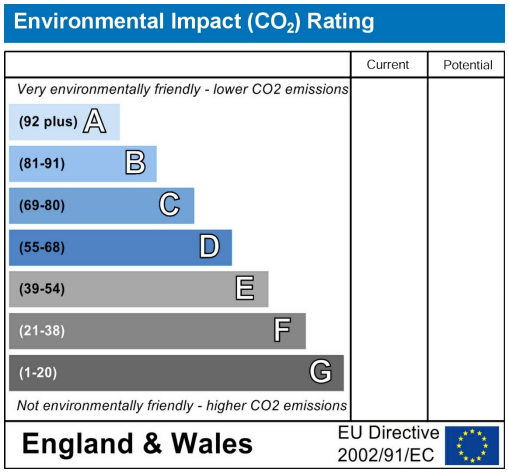






Energy Efficiency Graph





Viewing

Please contact our Hunters Netley Abbey Office on 023 8045 8054 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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The Property Ombudsman