



Victoria Road

Netley Abbey, Southampton, SO31 5JZ

Asking Price £270,000



- TWO DOUBLE BEDROOMS
- STUNNING WATER VIEWS
- VILLAGE LOCATION
- ALLOCATED AND VISITOR PARKING
- EASY ACCESS TO SHOPS AND AMENITIES

- 1ST FLOOR APARTMENT
- GOOD DECORATIVE ORDER
- NO FORWARD CHAIN
- SHARE OF FREEHOLD
- A MUST VIEW

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A wonderful opportunity to acquire this well presented two double bedroom 1st floor apartment ideally situated with in easy access to Victoria Country Park, shops and amenities. The property boasts uninterrupted views of Southampton Water and is being sold with no forward chain. Early viewings are highly recommended to avoid disappointment.

COMMUNAL ENTRANCE

Phone entry system with push button, stairs to all floors.

ENTRANCE HALL

Fitted carpet, door to storage cupboard with additional shelving, doors to:

MASTER BEDROOM

13'3" x 11'2" (4.04 x 3.40)

UPVC double glazed window to front aspect, built-in double wardrobe, fitted carpet, wall mounted electric storage heater.

BEDROOM 2

9'8" max x 8'11" (2.95 max x 2.72)

UPVC double glazed window to front aspect, fitted carpet, door to storage cupboard, electric storage heater.

LIVING ROOM

17'6" x 11'2" (5.33 x 3.40)

UPVC double glazed window to side aspect, electric storage heater, fitted carpet, telephone point, TV point, double glazed sliding patio doors juliet balcony with stunning water views.

KITCHEN

11'6" x 8'11" (3.51 x 2.72)

Fitted with a modern range of base and eye level units and drawers with worktop space over, stainless steel sink unit with single drainer and mixer tap, integrated dishwasher and washing machine, space for fridge/freezer, built-in electric oven, electric hob, uPVC double glazed window to rear aspect with water views, laminate flooring.

SHOWER ROOM

Fitted with piece suite comprising tiled shower enclosure with shower over and glass screen, corner wash hand basin with cupboards under, close coupled WC and extractor fan tiled surround, laminate flooring.

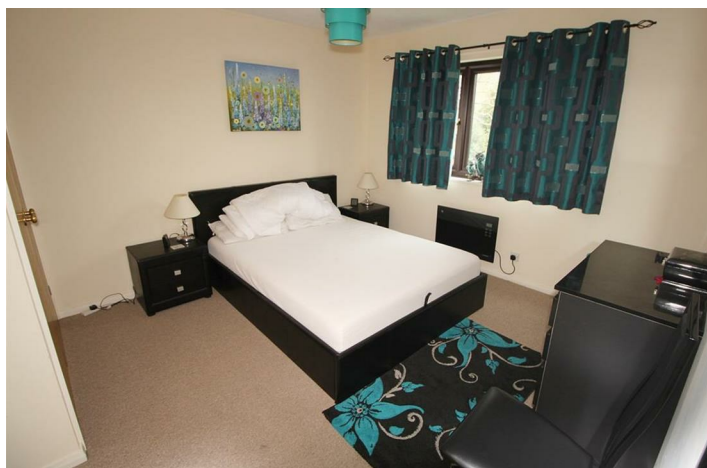
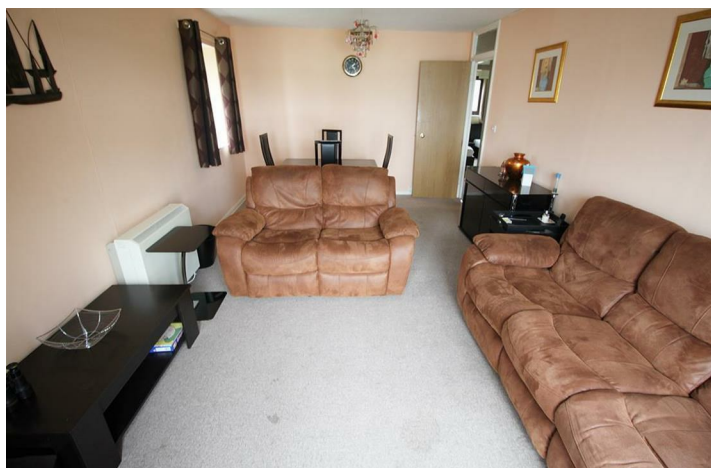
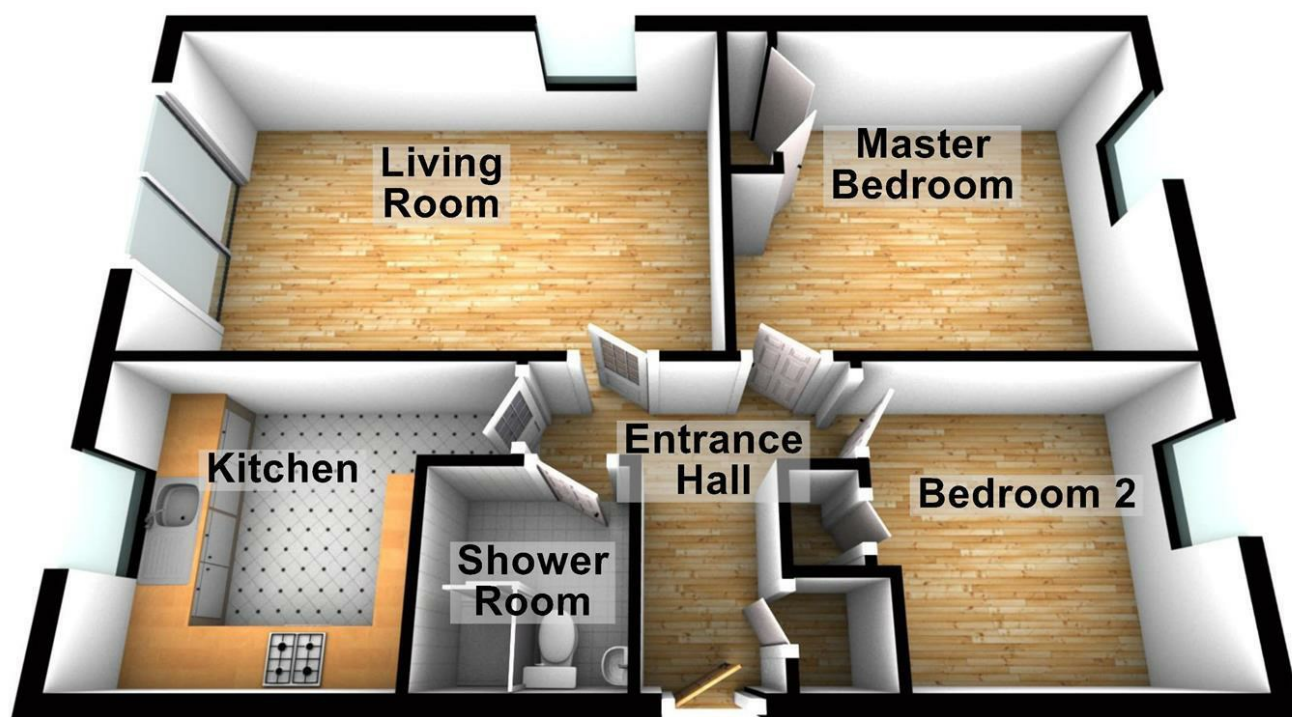
COMMUNAL GROUNDS

The communal grounds are a particular feature of this development being beautifully kept with

stunning uninterrupted views of the water. There are numerous, private seating areas and barbecue areas together with visitor and resident parking space.

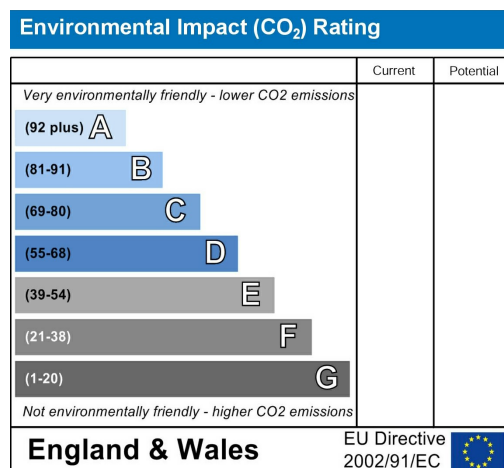
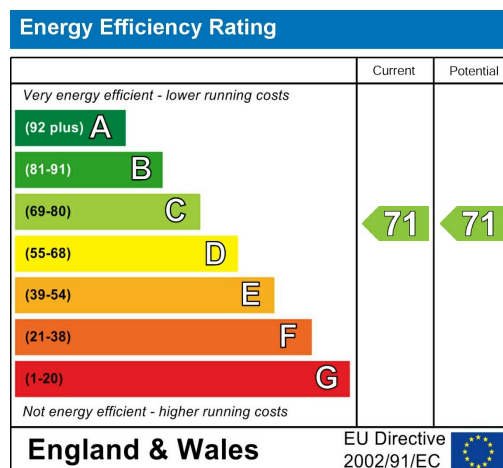
Floorplan

First Floor





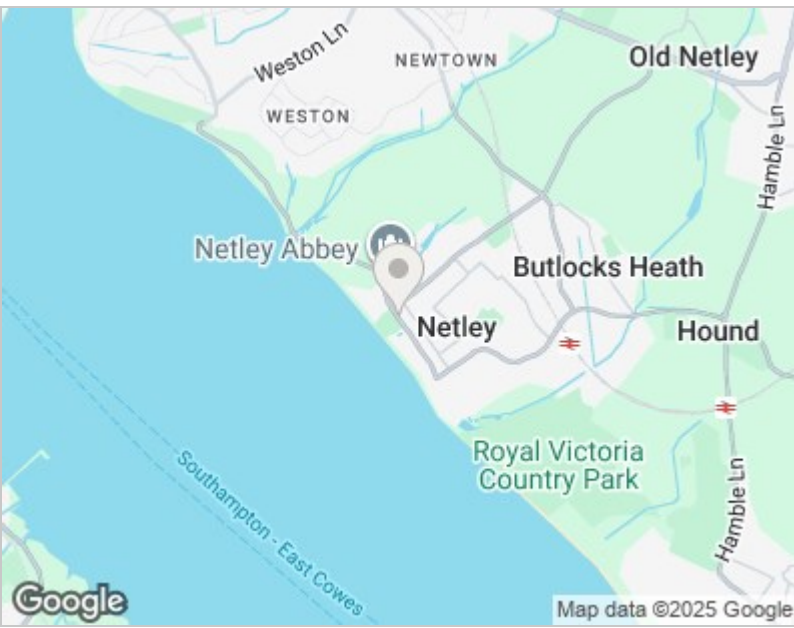
Energy Efficiency Graph



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





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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