



**£165,000**

Leasehold

## Flat 3 1a Addison Road, Sarisbury Green Southampton, Hampshire SO31 7ER



## Quick View

	1 Bedroom		No Garage
	1 Living Room		1 Bathroom
	Flat		EPC Rating C
	Driveway Parking		Council Tax Band A

### Reasons to View

- A straightforward purchase with no onward chain, ideal for buyers seeking a smooth and efficient transaction.
- Well-proportioned one bedroom apartment set within a small purpose built development, offering comfortable and practical accommodation and also a very useful study/office space.
- Residents benefit from privately enclosed communal gardens, providing pleasant outdoor space to relax and enjoy.
- A rare advantage for a one bedroom flat, with parking providing convenience for residents and visitors alike.
- Situated close to localised shopping facilities in Sarisbury Green, catering for everyday needs and services.
- Approximately one mile from the River Hamble, renowned for its riverside walks, local boating facilities and picturesque views. Easy access to the A27, M27 and Swanwick Railway Station.

### Description

Sarisbury Green offers a range of local shops and amenities, with the nearby River Hamble providing scenic walks, boating opportunities and attractive waterside views. Excellent road links and access to surrounding villages and towns further enhance the appeal of this convenient location.

The entrance with intercom security system takes you into the communal reception area with your personal door leading into the reception hall. You will find the airing cupboard housing the Worcester gas-fired combination boiler and doors leading into the sitting room with a radiator and further study or office area. The kitchen comprises worktops with cupboards and drawers above and below the worksurfaces. A single-drainer sink unit with mixer tap, an inset four-ring gas hob with extractor over, and an electric oven below. The floor is tiled with tiled splashbacks also and a forward-facing window. The bedroom overlooks the gardens and provides enough space for wardrobes, chest of drawers and dressing table. The white three-piece bathroom suite has a bath with shower above, a pedestal basin and close-coupled W.C.

The communal rear garden offers a useful space to enjoy on those long summer evenings and additional storage shed as well as parking to the immediate front.

This well-positioned first floor apartment represents an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home in a popular residential area. Combining practical accommodation with parking, communal gardens and proximity to both local amenities and the River Hamble, the property offers a balanced blend of convenience and lifestyle appeal.

### Other Information

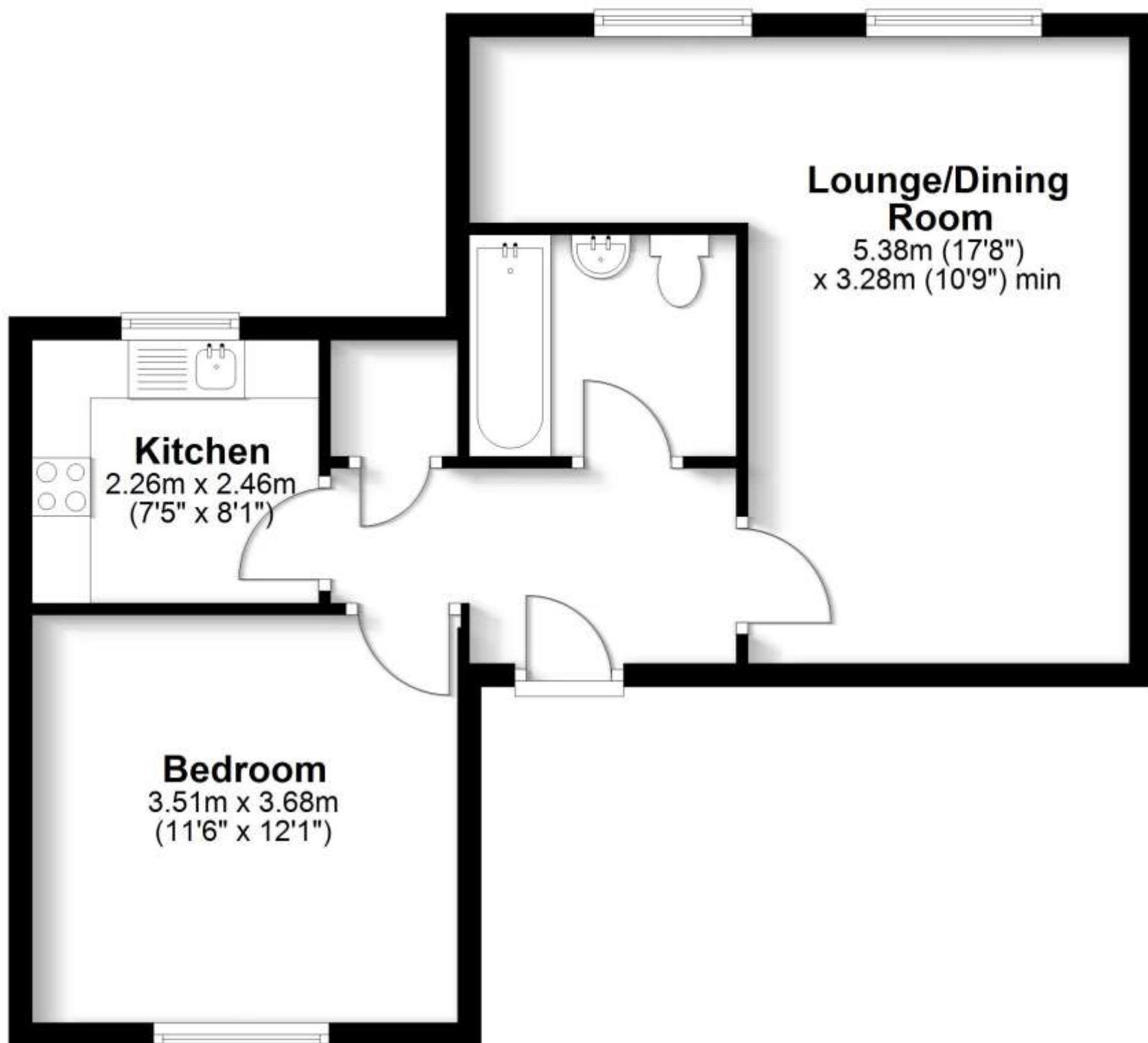
Service charge is £900 pa, Ground Rent is £0. We are advised by our selling client that a 25% share is held in the management company that owns the buildings Freehold. Upon purchase this share would be assigned to the new owners and the part responsibility for the block would be assumed. Current lease length is 80 years.

### Directions

<https://what3words.com/chainsaw.finger.juices>

## Ground Floor

Approx. 52.8 sq. metres (567.9 sq. feet)



Total area: approx. 52.8 sq. metres (567.9 sq. feet)

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