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FLORENCE COURT, NEW ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5DL



BEAUTIFUL TWO BEDROOM FIRST FLOOR APARTMENT LOCATED IN THE HEART OF NETLEY ABBEY. THE DWELLING OFFERS A GARAGE AND RESIDENTS PARKING AND IS IN CLOSE PROXIMITY TO SOUTHAMPTON WATER AND ROYAL VICTORIA COUNTRY PARK. VIEWING RECOMMENDED.

£220,000 Leasehold

Presenting this delightful first floor apartment situated in the highly popular residential location of Netley Abbey. Showcasing a balanced blend of comfort and functionality, the dwelling boasts two bedrooms, a living room, kitchen and a bathroom. The apartment further benefits from a garage a residents parking.

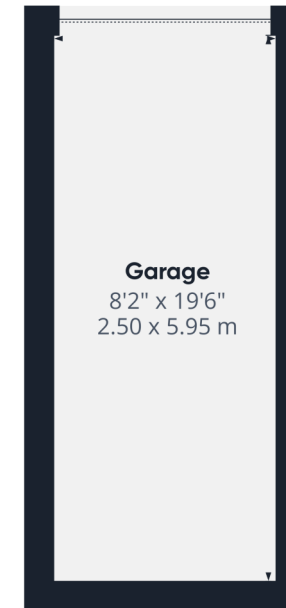
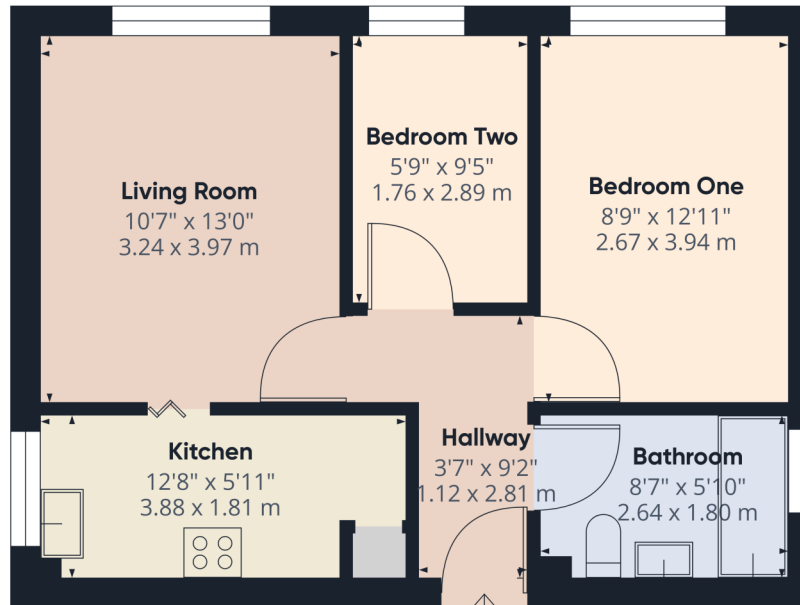
The property is set in the heart of Netley Abbey and is situated close to Netley Abbey Ruins and Southampton Water. Netley is the most complete surviving abbey built by the Cistercian monks in southern England. Almost all the walls of its 13th century church still stand, together with many monastic buildings.

The Royal Victoria Country Park is also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access. Royal Victoria Country Park, once the home of the biggest military hospital in the Victorian Empire, this 200-acre site is now ideal for relaxation and leisure. All that remains of the hospital is the chapel, which acts as a heritage centre providing history of the hospital. It also has a 150-foot (46 m) viewing tower, providing views over the park, and across Southampton Water to Hythe, and on a clear day, as far as Southampton itself.

Netley is a thriving community with a wealth of local amenities including a range of local shops, services and public houses. There is a good choice of schools within the vicinity. Public transport is well catered for with Netley train station linking Portsmouth and Southampton and onward journey links to London Waterloo, it is also within close distance of local sailing clubs.

Key Features

- *Two Bedrooms*
- *Living Room*
- *Kitchen*
- *Bathroom*
- *Garage*
- *Residents Parking*
- *Close Proximity to Local Amenities*



Approximate total area⁽¹⁾

638.68 ft²
59.33 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.



Accommodation

A wooden entrance door opens into the hallway offering doors to principal rooms and a loft access point.

The living room is of good proportions, boasts a box bay window and is adorned with parquet flooring. This room benefits from a ceiling light and fan.

A folding door opens into the kitchen comprising of a range of matching wall and floor mounted units with a roll top worksurface over. A stainless-steel bowl style sink and drainer sit beneath a double glazed UPVC window. There is spot to house a freestanding electric oven with an extractor hood over, space and plumbing for a washing machine and further appliance space.


Light and airy bedroom one is a good-sized double room with a double glazed UPVC window and carpeted flooring. There is the added benefit of a ceiling light and fan.

Bedroom two is a single room with a double glazed UPVC window and carpeted flooring.

The bathroom comprises of a panel enclosed bath with a shower over, a pedestal wash hand basin, a low-level WC and an electric heated towel radiator. The walls are tiled to principal areas and there is a tiled floor.

Externally, the property benefits from a garage with an electric roller door. Florence Court also offers residents parking.



| Energy Efficiency Rating | | |
|--|---------|--|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | 74 |
| (55-68) D | 63 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC  |



COUNCIL TAX BAND: Eastleigh Borough Council - B.

UTILITIES: Mains electric, water and drainage.

LEASEHOLD DETAILS: Residue of 999 years from 25/12/1991. The purchase will include a share of Freehold.

LEASEHOLD CHARGES: £480 per annum - service charge paid to Residents Association.

Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

Tel: 02380 404055 Web: www.mannsandmanns.co.uk

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.