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VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

ROSS MEWS, VICTORIA ROAD, NETLEY ABBEY, SOUTHAMPTON, SO31 5BX



DELIGHTFUL FIRST-FLOOR, TWO BEDROOM APARTMENT IN THE HEART OF NETLEY ABBEY WITH ALLOCATED PARKING, VIEWS OF SOUTHAMPTON WATER AND IN CLOSE PROXIMITY TO LOCAL AMENITIES. VIEWING HIGHLY RECOMMENDED.

£290,000 Leasehold

Fantastic opportunity to own this beautiful two-bedroom, first floor apartment in the heart of Netley Abbey. This delightful property boasts a spacious reception room offering views of Southampton Water. Located in close proximity to Royal Victoria Country Park with good public transport links, nearby schools, and local amenities, the dwelling offers the convenience of village living twinned with the opportunity to explore and enjoy the local coastline.

Upon entering the property, you are greeted by a neutrally decorated hallway with doors to all rooms and a fitted, sliding door cupboard, offering a handy storage solution. The carpeted floors extend through much of the accommodation.

The lounge/diner, is a light and airy room, perfect for relaxing or entertaining. It boasts French doors opening onto a Juliette balcony, providing picturesque views of Southampton Water.

A sliding door opens into the recently re-fitted kitchen, which comprises of a range of matching wall and floor mounted units, including a large corner pantry cupboard, with a wooden worksurface over. There is space and plumbing for a washing machine and appliance space for a tumble dryer, fridge and freezer. A brushed stainless steel four ring gas hob with an extractor hood over, sits above an electric oven. The front elevation window, above a stainless steel sink and drainer, offers delightful views of Southampton Water.

Bedroom one is of generous proportions and benefits from a fitted wardrobe with a hanging rail and shelving. To the side of this is a lined cupboard with shelving and an overhead locker. A double glazed UPVC window overlooks the rear grounds. Bedroom two offers a double glazed UPVC window to the rear elevation.

The bathroom comprises of a shower cubicle, inset wash hand basin with a vanity unit beneath and a concealed cistern WC. To the side of the wash handbasin is further undercounter storage. The bathroom benefits from an extractor fan and an electric heated towel radiator.

Externally there are communal gardens and allocated parking, which our vendor believes will accommodate two cars. The apartment further benefits from a communal bin storage area.


Whether you are looking for a cosy home or an investment opportunity, this apartment ticks all the boxes. Don't miss out on the chance to own a slice of village life, call us now to arrange a viewing.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 



COUNCIL TAX BAND: C - Eastleigh Borough Council
UTILITIES: Mains gas, electric, water and drainage.
LEASEHOLD DETAILS: Residue of 999 years from 24th June 1973.
LEASEHOLD CHARGES: Ground Rent: £20 per annum. Annual service charge £1,350
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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



1 & 2 Brooklyn Cottages
 Portsmouth Road
 Southampton, SO31 8EP



Disclaimer: Manns & Manns for themselves and together the vendors advise that these particulars do not constitute an offer or a contract and whilst these details are believed to be correct they are made without responsibility. All applicants must satisfy themselves by inspection as to the correctness of the statements made. The property is offered subject to formal contract and is being unsold AND ON THE DISTINCT UNDERSTANDING THAT ALL NEGOTIATIONS SHALL BE CONDUCTED THROUGH MANNS AND MANNS.

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.