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**SOVEREIGN CLOSE  
NETLEY ABBEY  
SOUTHAMPTON  
SO31 5JL**



**IMMACULATELY PRESENTED ONE BEDROOM TOP FLOOR APARTMENT IN THE POPULAR RESIDENTIAL LOCATION OF NETLEY ABBEY. THIS BEAUTIFUL PROPERTY TWINNS CONTEMPORARY LIVING AND MODERN INTERIORS, IT ALSO BOASTS A CAR PORT AND ALLOCATED PARKING SPACE. EARLY VIEWING IS HIGHLY RECOMMENDED.**

**£200,000 Leasehold**

We are thrilled to market this immaculately presented top floor one bedroom apartment in a sought-after residential location. Built in 2022, of brick elevations under a tiled roof, the dwelling retains the residue of its 10-year NHBC warranty. This exceptional property stands out by its superb condition, bolstering a modern aesthetic that has been maintained to a high standard.

The apartment block benefits from a security entrance system to the communal areas. The accommodation itself comprises a sumptuous open-plan kitchen/living room that is sure to meet all your entertainment needs. The modern fitted kitchen, benefits from the latest fixtures, making it a haven for individuals who enjoy cooking. The property also features a spacious bedroom and a beautiful bathroom, ensuring your comfort is never compromised. One of the striking features of this property is its outdoor space which includes a carport and allocated parking space.

The location is highly favourable. The property is situated within proximity to public transport links, green spaces, Southampton Water and a play park, almost on your doorstep. One can have the best of both urban living twinned with the serenity of nature.

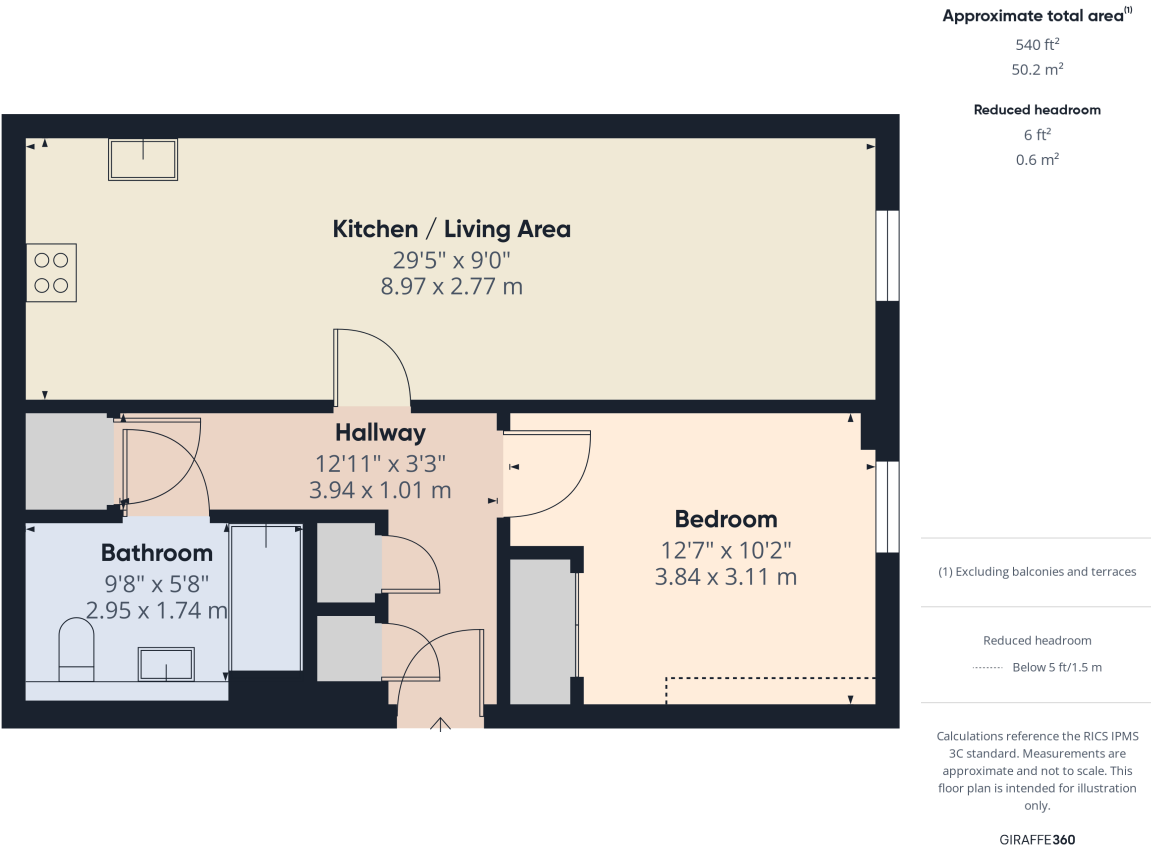
In summary, this turnkey apartment promises an unrivalled combination of modern living, prime location, and unsurpassable comfort. Call us today to arrange a viewing.

The Local Area

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 in close proximity to 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 offers a range of local shops and a choice of public houses. 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.







## Accommodation

Upon entering the property, you are greeted by the hallway with doors to all rooms and a hatch into the loft space. Three fitted cupboards offer useful storage and house the combination boiler and electrical consumer unit.

The heart of the home is the delightful open plan kitchen/living area which is perfect for entertaining. This light filled space benefits from a window in the living area and two skylight windows in the kitchen and dining areas. The modern fitted kitchen will prove popular with culinary enthusiasts and comprises a range of wall and base units with a worksurface over. Integrated appliances include an electric double oven, induction hob with an extractor hood above, fridge/freezer, dishwasher and a washer/dryer.

The bedroom is a well-proportioned double room with a window providing views towards the play park. This room benefits from a fitted double wardrobe with sliding, mirror fronted doors.

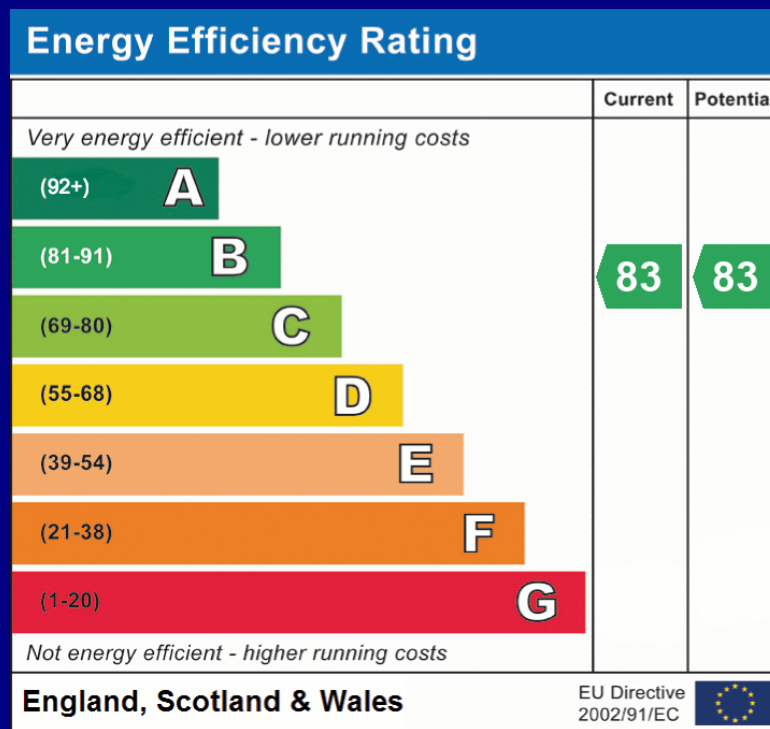
The contemporary style bathroom is principally tiled and comprises a p-shaped panel enclosed bath with a rainfall effect shower over, a vanity wash hand basin and a WC. There is a heated towel radiator and shaver point.

Outside, the property boasts two parking spaces, one of which is under a carport. There are communal gardens for the use of residents, bike and bin stores.



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**COUNCIL TAX BAND: A- Eastleigh Borough Council. 2025/26 £1535.03.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**LEASEHOLD: Residue of 150 years from 12 August 2022. Service charge (includes ground rent) £916 per annum.**

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

**Tel: 02380 404055    Web: [www.mannsandmanns.co.uk](http://www.mannsandmanns.co.uk)**



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



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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.