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# Flat 4 Mayflower Court, Bugle Street, Southampton, SO14 2AP

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£355,000

- Top floor two-bedroom apartment with balcony and distant views of Southampton water
- Newly fitted kitchen breakfast room with central island, quartz worktops and AEG integrated appliances
- Spacious lounge dining room with balcony
- Share of freehold
- Principal bedroom with ensuite shower room
- Undercroft allocated parking with an electric charge point, and electric security gates.
- Only a short walk from the fantastic amenities of Southampton city centre
- Situated in the Old Town above the ancient walls in historic Bugle Street





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This fantastic two-bedroom top-floor apartment, located in the historic part of Southampton, boasts distant views of both Southampton Water and Mayflower Park.

Recently renovated throughout, the property is offered with no onward chain.



Accessing the apartment on the second floor, the first thing you notice on entering is the size and open feel to the entrance hallway. From here you have access to the lounge dining room, both bedrooms and the family bathroom.

The lounge dining room is a spacious room with ample space for sofas and a dedicated dining area. A sliding double-glazed door gives access to the balcony which has views of Southampton Water and Mayflower Park.

The recently installed kitchen benefits from a range of wall and base units which are accompanied by a central island and finished off with quartz worktops. The kitchen includes Integrated appliances from AEG which include an electric oven, microwave combi oven, dishwasher, washer/dryer and fridge/freezer. The sink has been fitted with a hot tap for added convenience. The central island has a breakfast bar suitable for three to four stools and a retractable power bank with Bluetooth and USB ports, ideal for someone who works from home.







Moving back out into the hallway, the principal bedroom and second bedrooms have views over historic Bugle Street and trees .

The principal bedroom is a good double-size room and has a square bay window to the front elevation with integrated drawers built-in. An archway provides access to the ensuite shower room. Bedroom two is an equally good size double room with a square bay to the front and a built-in storage.

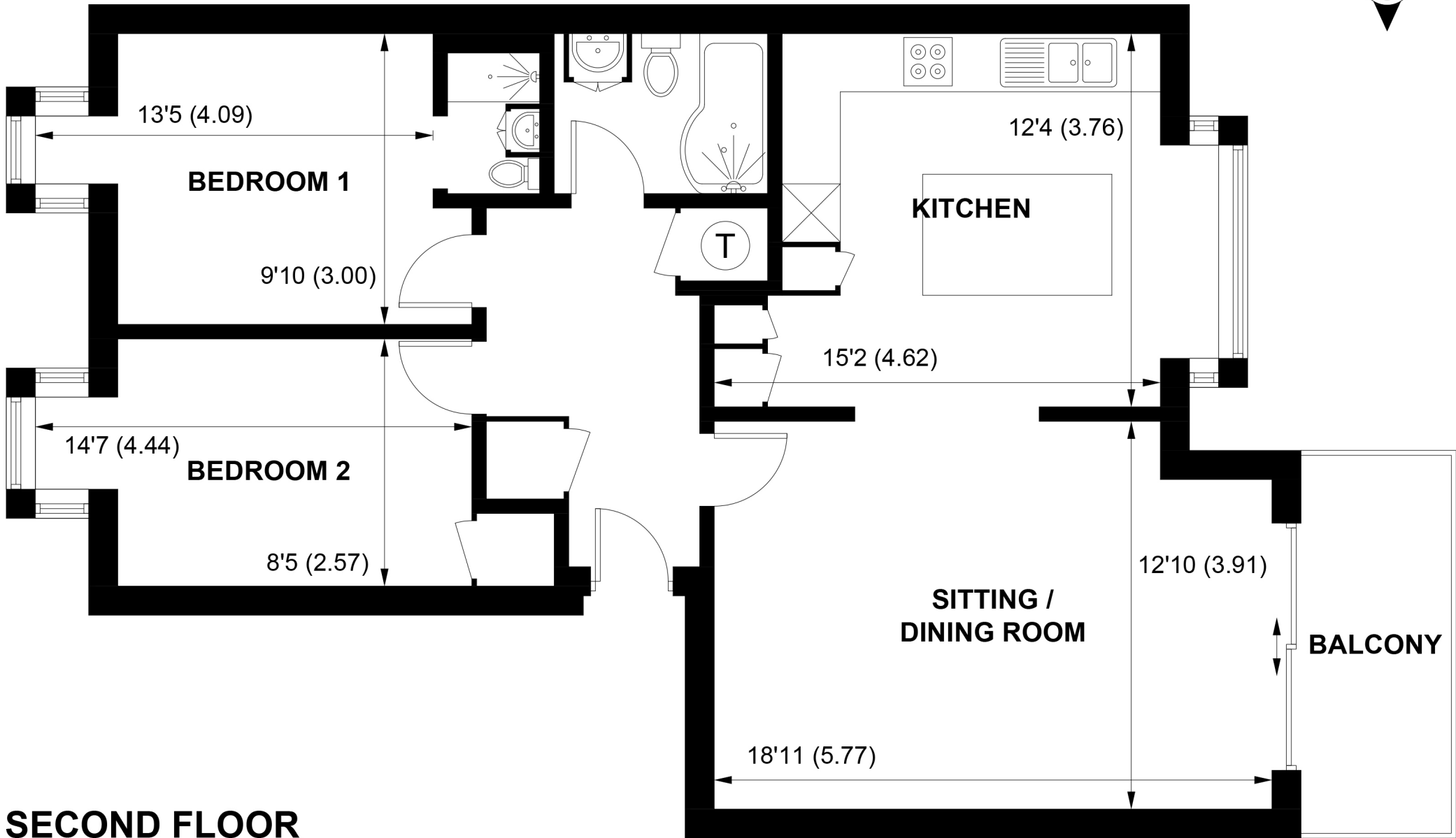
Finally, is the family bathroom completes the accommodation which is fitted with a three piece bathroom suite.



Externally, the balcony provides ample space for a dining table and chairs for alfresco dining and enjoying the sunny aspect and lovely views.

The undercroft parking is accessed from Bugle Street and is accessed through recently installed electric-operated gates. One parking space is allocated to apartment four which also benefits from an electric charging point for an electric car.

Share of Freehold - Block run by residents committee  
Lease length remaining 148 years (31/12/2015 - 31/12/2172)  
Maintenance: £410.17 quarterly



## SECOND FLOOR

APPROXIMATE GROSS INTERNAL AREA = 847 SQ FT / 78.7 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2024 ©

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