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CAMBRIDGE HOUSE, GAUNTLET DRIVE, NETLEY ABBEY, SOUTHAMPTON, SO31 5JH



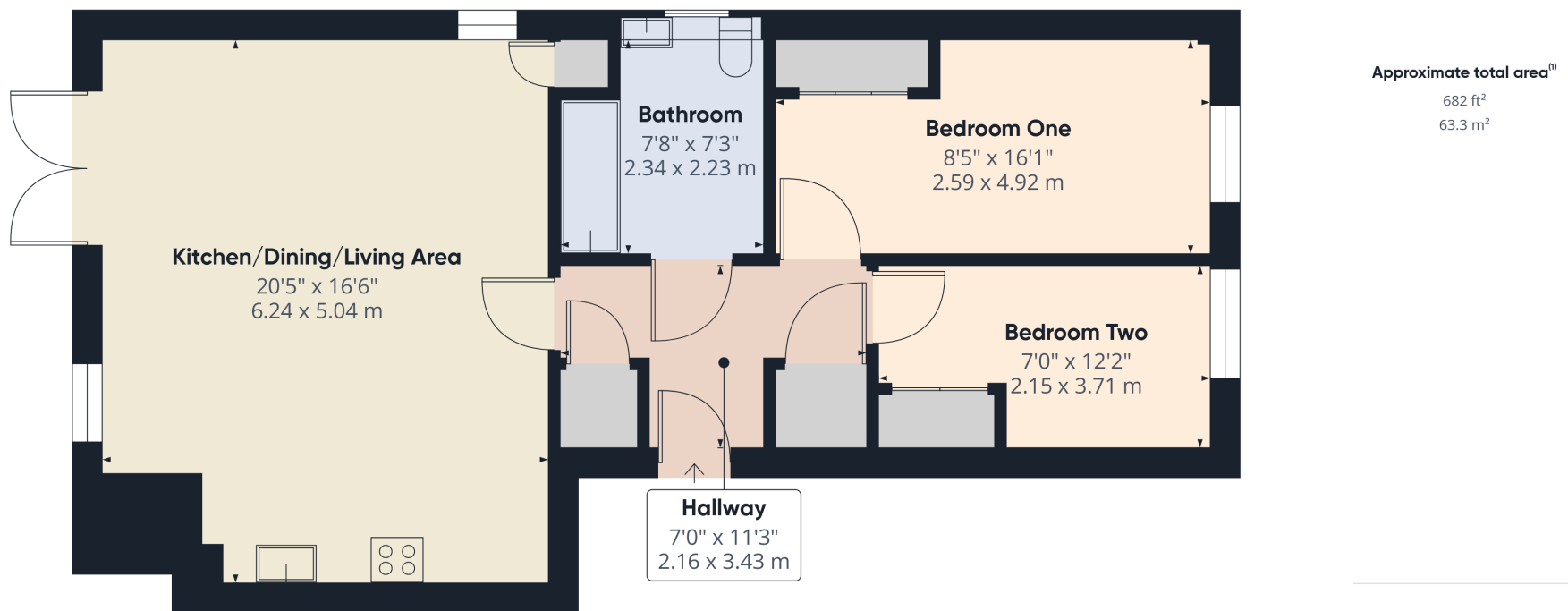
BEAUTIFULLY PRESENTED AND MODERN TWO BEDROOM GROUND FLOOR APARTMENT IN A HIGHLY POPULAR LOCATION. BOASTING OPEN PLAN LIVING, CONTEMPORARY INTERIORS, COMMUNAL GARDENS AND TWO ALLOCATED PARKING SPACES, VIEWING IS HIGHLY RECOMMENDED TO APPRECIATE THE ACCOMMODATION ON OFFER.

£240,000 Leasehold

Manns & Manns are thrilled to market this beautifully presented ground floor two 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 apartment stands out from the competition thanks to its fabulous condition, bolstering a modern aesthetic which has been maintained to a high standard.

The apartment block benefits from a security entrance system to the communal areas. The accommodation itself is neutrally decorated throughout and comprises a delightful and modern open plan kitchen/dining/living area, two bedrooms and a bathroom. One of the striking features of this property is its outdoor space with two allocated parking spaces, and additional parking for visiting guests, and lovely communal gardens. In our opinion, this property strikes the perfect balance of comfort and convenience whilst maintaining close proximity to various local amenities, eateries, green spaces and Southampton Water.

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



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

Netley Abbey

One of the key highlights of this property is the location on offer. The dwelling is situated in close proximity to the historical ruins of Netley Abbey, Westwood Woodland Park and the Royal Victoria Country Park, adding a rich cultural imprint to the living experience.

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 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.

Schooling in the area is particularly attractive, with Netley Abbey Infant and Junior Schools being situated nearby. The Hamble School in Satchell Lane is the catchment school for 11–16-year-olds. The village is also well catered for by pre-schools and nurseries.

Netley village 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 welcomed into the hallway, offering space to de boot. There are doors to all rooms and two cupboards providing useful storage. The heart of the home has to be the beautiful and spacious, open plan kitchen/dining/living room which is perfect for entertaining and hosting. There are windows to two aspects and French doors opening onto a paved patio area and communal gardens. The modern fitted kitchen will prove popular with culinary enthusiasts and comprises a range of matching wall and base units with a worksurface over. There is the added benefit of an island offering additional storage and making this a fabulous social space. Integrated appliances include an electric oven and microwave, electric hob with an extractor above and a fridge/freezer.





Bedroom one is a well-proportioned double room with a front elevation window and fitted wardrobes. Bedroom two presents a front elevation window and a fitted double wardrobe.

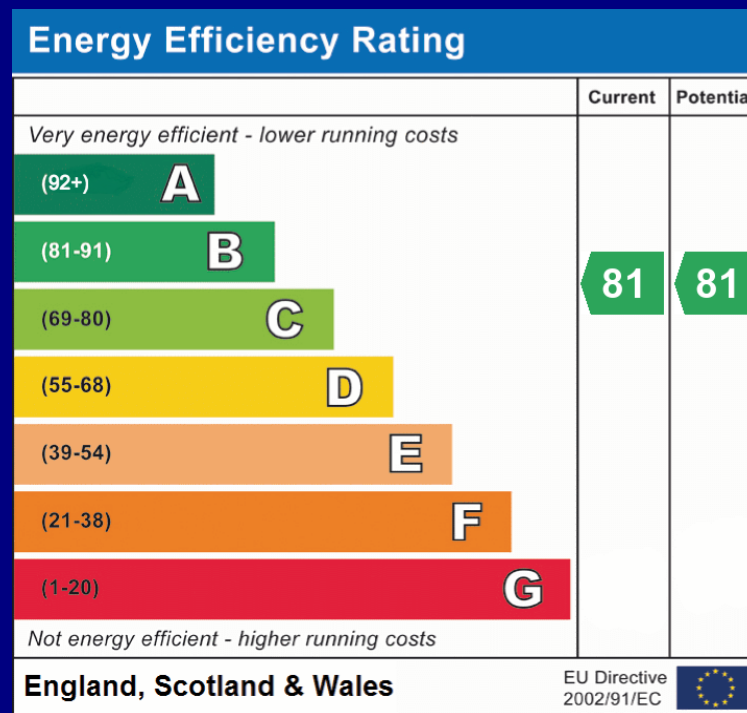
The contemporary bathroom is principally tiled with an obscured window and comprises a p-shaped panel enclosed bath with a rainfall effect shower over, vanity wash hand basin and a concealed cistern WC.





Outside

The apartment benefits from two allocated parking spaces. The communal gardens are well maintained and largely laid to lawn with a mixture of trees and shrubs. Bike and bin stores are available for residents use.



COUNCIL TAX BAND: B - Eastleigh Borough Council. Charges for 2025/26 £1,790.87.

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD DETAILS: Residue of 150 years from 25th February 2022. Ground Rent £251.59 per annum, service charge £741.33 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



**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.