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VIEWINGS AVAILABLE 7 DAYS A WEEK
TEL: 02380 404055

NETLEY HILL HOUSE, NETLEY HILL ESTATE, SOUTHAMPTON, SO19 6AN



TWO BEDROOM APARTMENT SITUATED ON THE FIRST FLOOR OF THIS IMPRESSIVE MANOR HOUSE WITH VIEWS TOWARDS THE COMMUNAL GARDEN AND SURROUNDING WOODLAND. NO FORWARD CHAIN.

Offers Over £250,000 Leasehold

A two bedroom first floor apartment located within an historic manor house set in private grounds. The property is ideally situated and within easy reach of Hedge End, where you will find array of shops and access to the M27. Bursledon & Hamble are both 5/10 minute drive away where there are some lovely riverside/woodland walks, along with a vast range of sailing activities.

The property is accessed by a secluded private driveway, and comprise of high ceilings, double glazed windows and gas fire central heating throughout. Externally, the communal grounds are beautifully maintained and there is ample parking for residents and visitors.





HALL Smooth plastered high ceilings, loft access, doors to all principal rooms, two radiators, security entrance system, telephone point and power point.

LIVING ROOM 4.39M X REDUCING TO 4.02M X 4.44M X REDUCING 3.88M High sloping ceiling, two Georgian style double glazed UPVC windows, radiator, fireplace, ample power points and TV point.

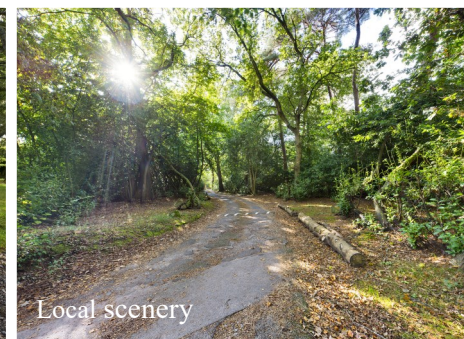
KITCHEN 3.41M (MAX MEASUREMENT) X 2.25M (MAX MEASUREMENT) Textured and covered ceiling, two double glazed Georgian style windows to the side elevation. Wall and floor mounted units with roll top work surface over, stainless steel sink and drainer. Integrated brush stainless steel electric oven, four ring gas hob, extractor fan. Ample power points, plumbing for washing machine and further appliance space. Wall mounted combination boiler. tiling to principal areas and vinyl floor covering.

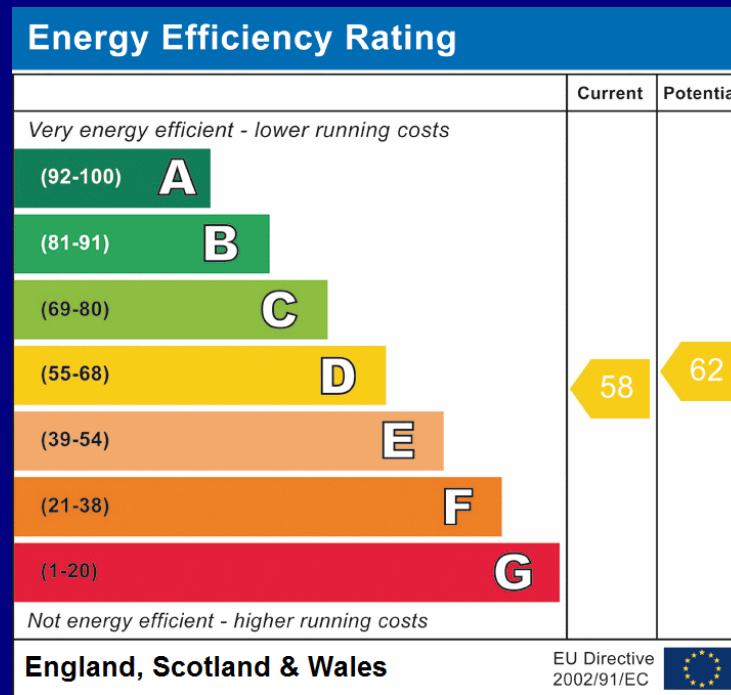
BEDROOM ONE 4.41M X REDUCING TO 3.25M X 3.27M MAX MEASUREMENTS High ceiling, double glazed Georgian style double glazed UPVC window to the rear elevation, radiator, ample power points and brick fireplace.

BEDROOM TWO 3.11M X 2.44M REDUCING TO 1.95M Textured ceiling, picture rail, double glazed Georgian style window to the rear elevation, radiator and ample power points.

BATHROOM Textured ceiling, double glazed Georgian style window to the front and side elevation. Panel enclosed bath, electric shower over, wash hand basin and WC. Heated towel radiator, vinyl floor covering, Dimplex heater and tiling to principal areas.

OUTSIDE Communal grounds and parking.





COUNCIL TAX BAND A

Eastleigh Borough Council

Viewings strictly by appointment with Manns and Manns only.

To arrange a viewing please contact us on 02380 404055.

Length of lease is for a residue of 125 years from 17th January 2018.

Service charge for 2024 - £1920.00

Utilities: Mains gas, electricity and drainage



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



**1 & 2 Brooklyn Cottages,
Portsmouth Road,
Southampton,**

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.