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LAXTON CLOSE, SOUTHAMPTON, SO19 9JA



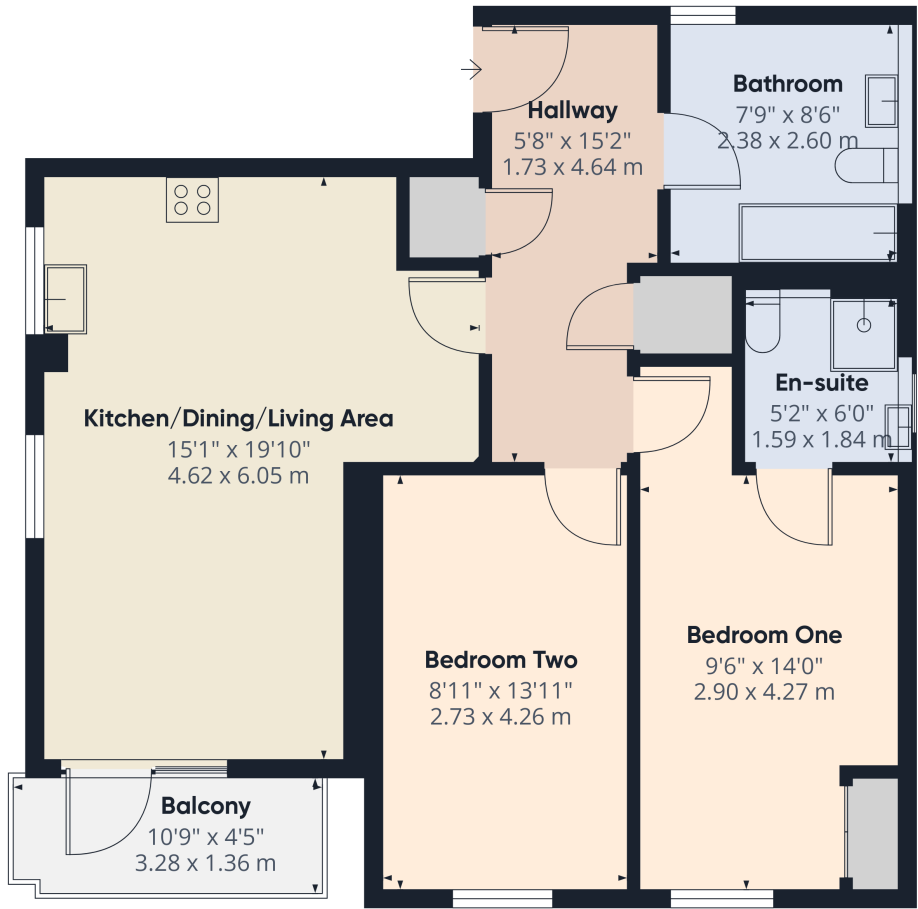
DELIGHTFUL TWO DOUBLE BEDROOM THIRD FLOOR APARTMENT IN A POPULAR RESIDENTIAL LOCATION BOASTING EXCELLENT TRANSPORT LINKS INTO THE CITY. WITH MODERN AND SPACIOUS INTERIORS AND ALLOCATED PARKING ACCESSED VIA SECURE ELECTRIC GATES, VIEWING IS HIGHLY RECOMMENDED TO AVOID DISAPPOINTMENT.

£210,000 Leasehold

This beautifully presented two bedroom, third floor apartment is situated in a popular residential location. The property was built in approximately 2015 of brick elevations with cladded features and benefits from gas fired heating and double glazing. This stylish and comfortable apartment offers, in our opinion, the perfect blend of contemporary living and convenience whilst maintaining close proximity to local amenities, green spaces, and schools. Briefly, the accommodation comprises a hallway, kitchen/living area, two bedrooms with an en-suite to bedroom one, and a family bathroom. The property benefits from an allocated parking space.

Weston is a vibrant area in Southampton with a great mix of amenities, making it a popular choice for those seeking a well-connected location to reside. The property is set a short walk from local shops, leisure facilities and services. Outdoor enthusiasts will appreciate picturesque walks in the nearby Mayfield Park Recreation Ground and Weston Shore offers beachside walks, picnic areas, and other recreational activities. The area boasts great transport links with regular bus routes running into the City Centre, further enhancing the appeal of the location. The property also enjoys easy access to the M27, ideal for commuting.

This delightful apartment will appeal to a range of buyers. Don't miss out on the opportunity to make this your new home, call us today to arrange a viewing.



Approximate total area ⁽¹⁾	
	734 ft ²
	68.1 m ²
Balconies and terraces	
	46 ft ²
	4.3 m ²

(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.



Accommodation

The communal area of the apartment block is accessed by via a security intercom system.

Upon entering the property, you are greeted by the hallway offering space to de boot shoes and hang your outdoor wear. There are doors to all rooms and two cupboards, one of which, a utility cupboard, provides space and plumbing for a washing machine.

The open plan kitchen living area is a lovely social space, perfect for both entertaining and relaxing. The living area boasts windows to two aspects with a door opening onto the balcony, which is a lovely spot for that early morning coffee or lazy weekend brunch. The modern kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a window above a stainless-steel sink and drainer. Integrated appliances include an electric oven, gas hob with an extractor hood above, dishwasher and a fridge/freezer. The room offers space for a dining table and chairs.

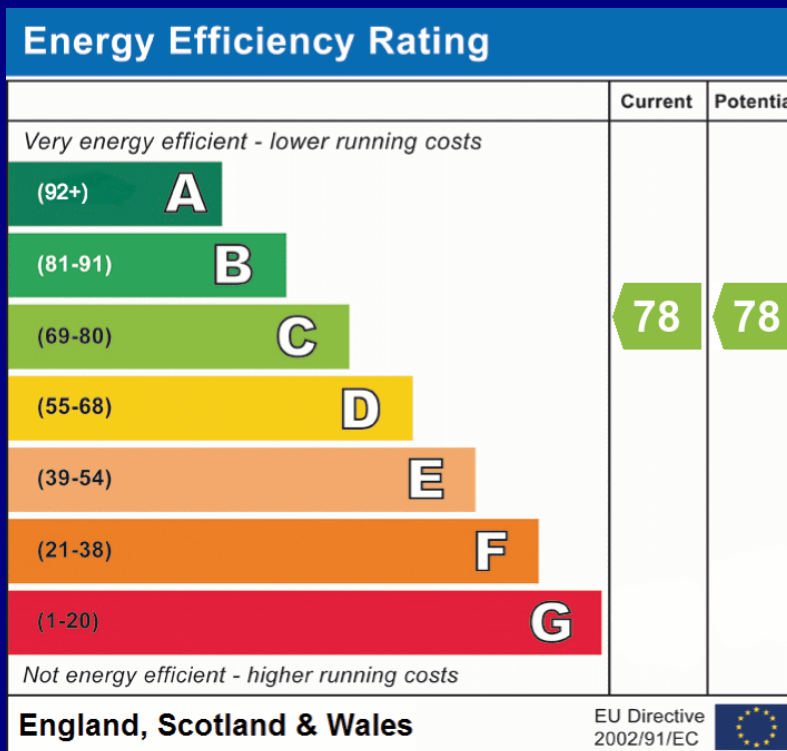
Bedroom one, a haven for relaxing, is a well-proportioned double room with fitted wardrobes and a large window allowing an abundance of natural light into the space. This bedroom boasts the added convenience of a modern en-suite comprising a shower cubicle, low-level WC and wash hand basin.

Bedroom two is another lovely light filled double room with a large window providing lots of natural light.

The contemporary bathroom is principally tiled and comprises a panel enclosed bath with a handheld shower attachment, a low-level WC and wash hand basin.

Outside, the property benefits from an allocated parking space within the car park which benefits from a secure gated entrance.





COUNCIL TAX BAND: B - Southampton City Council £1,762.79.

UTILITIES: Mains gas, electricity, water and drainage.

LEASEHOLD: Residue of 125 years from 1st January 2014. Ground Rent £250 per annum.

Service charge £1412.28 per annum payable to RMG Living.

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.

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.