

Asking Price £240,000 | Leasehold

Andersons Road, Southampton, Hampshire, SO14 5FD

LEADERS







Key Features & Description

- • Two-bedroom Duplex flat for sale
- • Private outside courtyard space
- • Undercover off-street parking
- • Bright reception with French doors
- • Modern fitted kitchen with storage
- • Contemporary bathroom with shower bath
- • Central Southampton location
- • Close to Ocean Village marina
- • Near West quay shopping and amenities
- EPC Rating To be confirmed | Council Tax Band A

A well-presented two-bedroom duplex flat on Andersons Road, offered in good condition and ready to occupy. The property provides a comfortable layout with a bright reception room featuring neutral décor, wood-effect flooring. Access onto a private outside courtyard, offering useful outdoor space for seating or container planting. The modern fitted kitchen includes ample storage, tiled flooring and worktop space. Both bedrooms are double sized with carpeted floors and neutral walls. The bathroom is finished with contemporary tiling and a white suite with shower over bath. There is the added benefit of undercover parking, providing sheltered off-street parking in this central location. Andersons Road sits close to the city centre and Ocean Village, giving access to a range of supermarkets, bars, restaurants and waterside walks around the marina. Southampton's High Street and West quay Shopping Centre are within easy reach for extensive retail and leisure options. Public transport links are strong: Southampton Central station is approximately a 5–10-minute drive or a short bus journey, offering direct services to London Waterloo from around 1 hour 20 minutes, as well as Portsmouth, Bournemouth and Winchester. Local bus routes along nearby main roads connect to the city centre, universities and hospital.

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.'' Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £96 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection.













Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

LEADERS

Ocean Village Sales
The Blake Building, Ocean Way, Ocean Village SO14 3LN
T: 02380 632288 | oceanvillage.sales@leaders.co.uk
leaders.co.uk