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## ST ANNES ROAD, WOOLSTON, SOUTHAMPTON, SO19 9FF



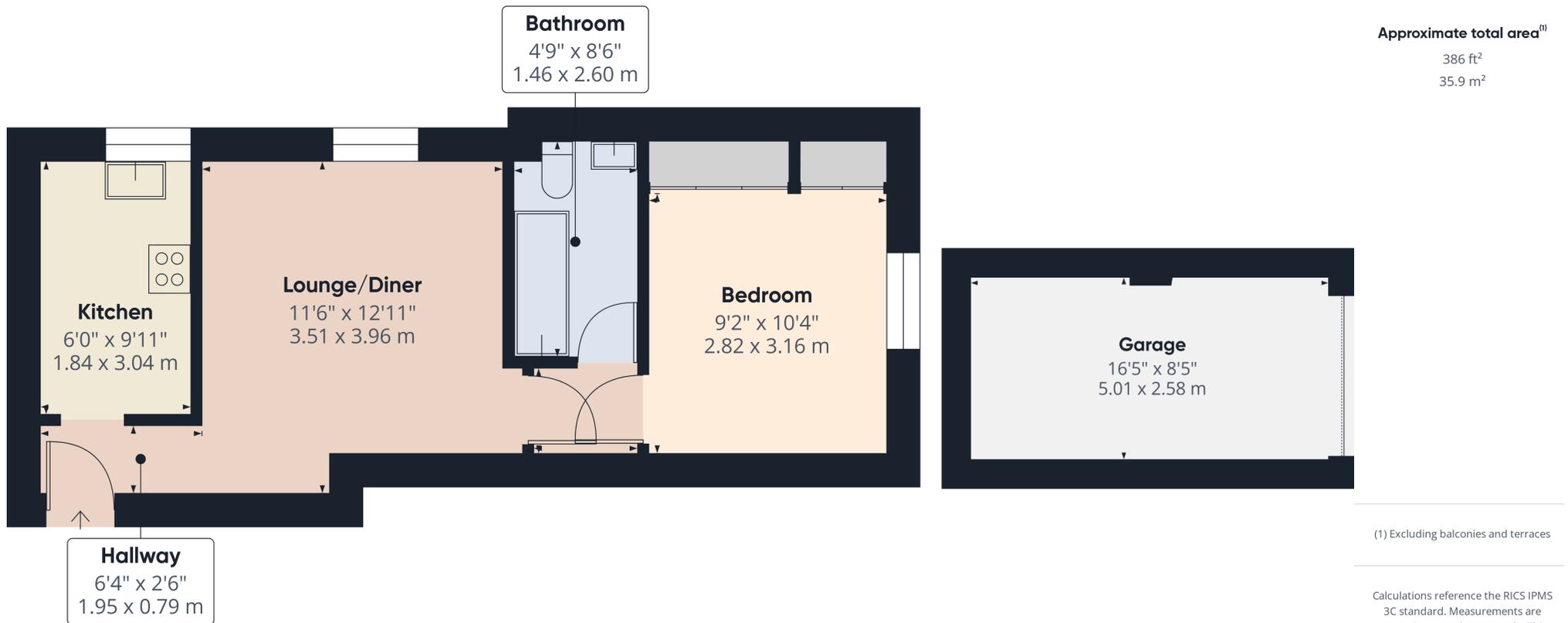
**BEAUTIFULLY PRESENTED ONE BEDROOM FIRST FLOOR APARTMENT IN AN ELEGANT CHARACTER PROPERTY, SITUATED IN A POPULAR RESIDENTIAL LOCATION. THE DWELLING BOASTS CONTEMPORARY INTERIORS, A GARAGE EN-BLOC AND EXCELLENT TRANSPORT LINKS. NO FORWARD CHAIN.**

**Guide Price £140,000 to £150,000 Leasehold**

This beautifully presented one bedroom apartment is situated on the first floor of a beautiful character property in St Annes Road conservation area. Externally, the building exudes elegance, and you won't be disappointed once stepping inside. The accommodation is neutrally decorated throughout, with a modern finish, and comprises a lounge/diner, kitchen, bedroom and a bathroom. Outside the dwelling benefits from a garage en-bloc.

The building itself is located in an attractive setting, whilst maintaining close proximity to all the amenities Woolston has to offer. With excellent transport links, including bus routes and Sholing Train Station just a short stroll away, commuting to Southampton City Centre or other nearby areas is quick and easy. Woolston offers a range of shops, eateries, and green spaces including Mayfield Park, the Archery Grounds and Millers Pond Nature Reserve, making this a fantastic location to call home.

Contact us today to arrange a viewing and experience firsthand all this lovely apartment has to offer.



(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

Upon stepping into the property, you are greeted by the hallway offering space to de boot.

The hallway leads into the lounge/diner, which is a light and airy space, perfect for relaxing at the end of a busy day. A side elevation window allows natural light to fill the space.

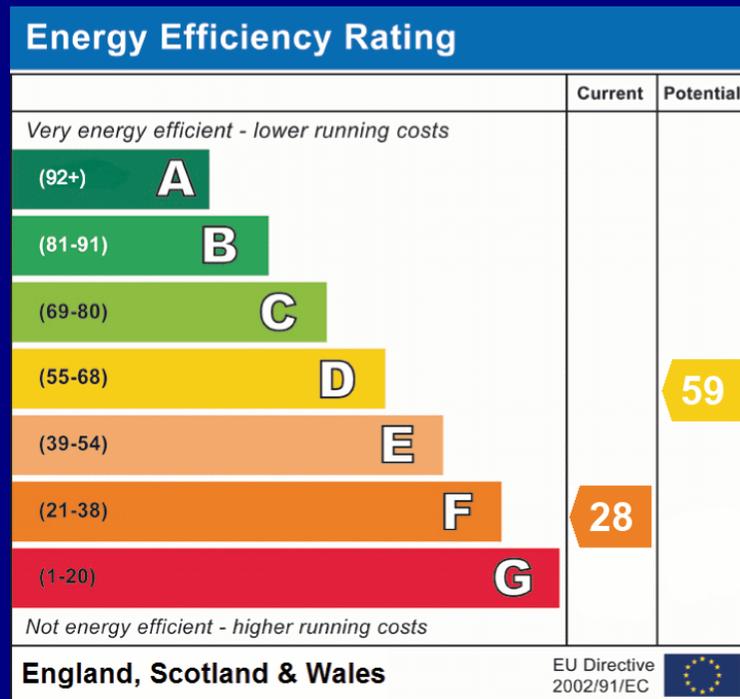
The modern kitchen comprises a range of wall and floor mounted units with a worksurface over. There is a built under electric oven, an induction hob with an extractor hood above, space and plumbing for a washing machine and space for a fridge/freezer. The sink and drainer sit beneath a side elevation window.

The well-proportioned bedroom, a haven for relaxation, offers a front elevation window. A series of fitted wardrobes and overhead lockers offer useful storage.

The bathroom presents fully tiled walls and comprises a panel enclosed bath with an electric shower over, vanity wash hand basin and a WC. There is the added benefit of a heated towel radiator.

Outside, the property benefits from a garage en-bloc.





**COUNCIL TAX BAND: A - Southampton City Council. Charges for 2025/26 £1510.96.**

**UTILITIES: Mains electricity, water and drainage. No gas.**

**LEASEHOLD: Residue of 999 years from 1st January 1990. Share of Freehold. Peppercorn ground rent.**

**Service charge currently £2295 per annum. The driveway is the shared responsibility of the residents.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

Tel: 02380 404055

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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.