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## NIGHTINGALE PLACE, 106 STATION ROAD, NETLEY ABBEY, SO31 5AN



**BEAUTIFULLY PRESENTED ONE-BEDROOM TOP FLOOR APARTMENT IN A HIGHLY POPULAR LOCATION WHICH IS WITHIN CLOSE PROXIMITY TO THE ROYAL VICTORIA COUNTRY PARK, NETLEY VILLAGE AND SOUTHAMPTON WATERFRONT. EARLY VIEWING RECOMMENDED.**

**£125,000 Leasehold**

## The Property

This beautifully presented one bedroom top floor apartment is situated in the popular residential location of Netley Abbey. This delightful property stands out by its lovely condition bolstering a contemporary aesthetic that has been maintained to a high standard.

The apartment block benefits from a security entrance system to the communal areas. The accommodation itself comprises an open-plan kitchen/living room that is sure to meet all your entertainment needs. The property also features a spacious bedroom and a beautiful bathroom, ensuring your comfort is never compromised. Outside is an allocated parking space.

The location is highly favourable for commuters. The property is situated within close proximity to Netley Train Station and offers regular bus links into the City of Southampton. Nearby Southampton Water and the Royal Victoria Country Park are ideal for those with a love of the great outdoors. Here one can have the best of both urban living twinned with the serenity of nature.

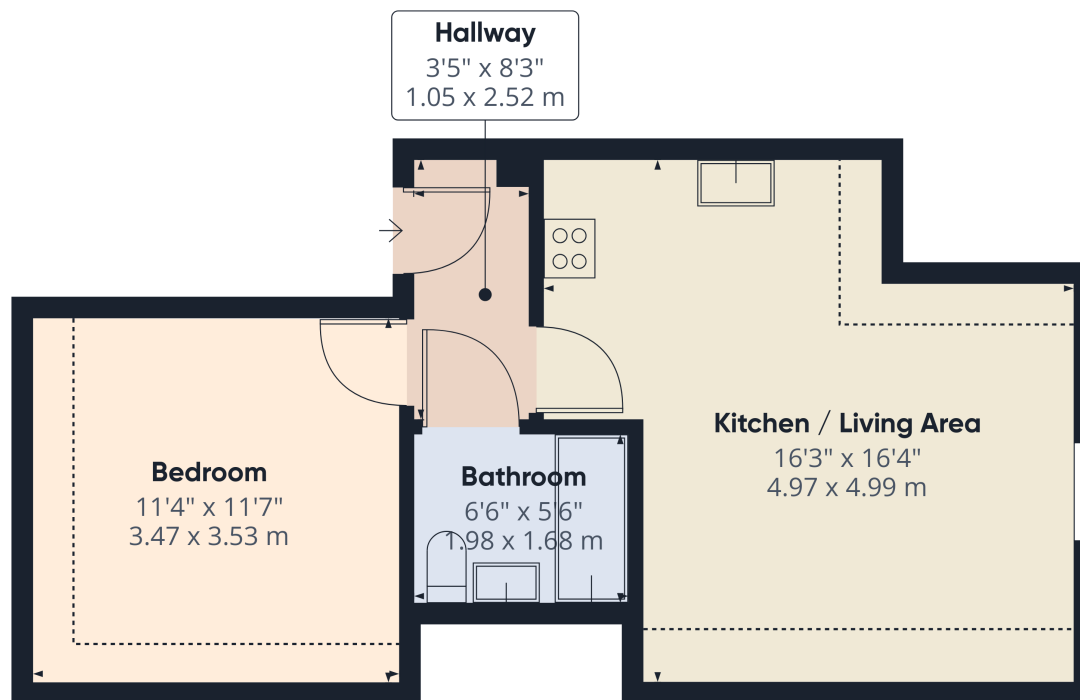
In summary, this turnkey apartment promises, in our opinion, the ideal combination of modern living, prime location, and comfort. Call us today to arrange a viewing.

## The Local Area

The property is set in Netley Village and is situated close to Netley Abbey Ruins and close to Southampton Water. 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 also a short stroll from the property with its idyllic parkland with fabulous water views, a coffee shop and beach front access.

Netley village offers a range of local shops/services 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. There are also local sailing clubs nearby.



Approximate total area<sup>(1)</sup>

417 ft<sup>2</sup>  
38.7 m<sup>2</sup>

Reduced headroom

68 ft<sup>2</sup>  
6.3 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

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

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## Accommodation

The property welcomes you in the hallway offering space to remove your outdoor wear. There are doors into all rooms.

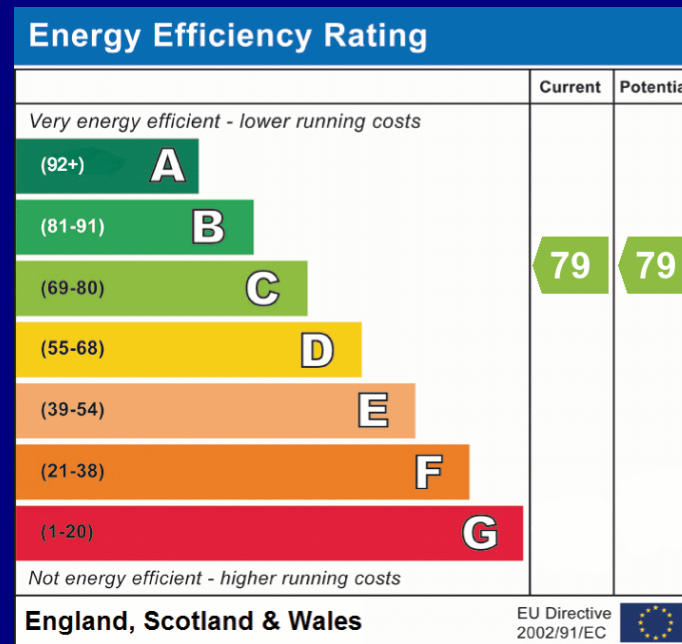
The open plan kitchen/living area is a light and airy space perfect for both relaxing and entertaining. There is a front elevation window and two Velux windows allowing an abundance of natural light to fill the room.

The modern kitchen comprises a range of wall and base units with a worksurface over. There is a wall mounted, Vaillant combination boiler. Integrated appliances include a built-under oven with an electric hob and extractor above. There is space and plumbing for a washing machine and appliance space for a fridge.

The bedroom is a well-proportioned double room benefitting from two Velux windows making this a lovely light space.

The bathroom is principally tiled and comprises a panel enclosed bath with a shower over, wash hand basin and a WC.





**COUNCIL TAX BAND: A - Eastleigh Borough Council. Charges for 2026/27 £1611.01.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**LEASEHOLD: Residue of 125 years from 1st January 2007. Ground rent £150 per annum.**

**Service charge £3462.33 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](http://www.mannsandmanns.co.uk)**



**1 & 2 Brooklyn Cottages  
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Southampton  
SO31 8EP**



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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 enhanced images to add blue skies or 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.