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**VIEWINGS AVAILABLE 7 DAYS A WEEK
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**SPACIOUS TWO BEDROOM, TOP FLOOR APARTMENT IN A POPULAR RESIDENTIAL LOCATION.
THE PROPERTY OFFERS ALLOCATED PARKING AND CLOSE PROXIMITY TO VARIOUS LOCAL AMENITIES.
VIEWING HIGHLY RECOMMENDED. NO FORWARD CHAIN.**

195,000 Leasehold

This delightful two bedroom, second floor apartment is situated in a popular residential location within one mile of Bitterne Village. Neutrally decorated throughout, this lovely apartment is primed and ready for the new owner to assert their stamp on it and would make a lovely first time purchase or downsize. Built in approximately 2006 of brick elevations to the exterior under a pitched tiled roof, the property benefits from double glazing and electric heating.

The accommodation comprises a hallway, lounge/diner, kitchen, two double bedrooms, with an ensuite to bedroom one, and a bathroom. The apartment benefits from an allocated parking space.

Bitterne Village is the closest shopping area where you will find a variety of shops, services, leisure and eating establishments. There are a number of local schools in the vicinity. The area is well connected with access to the M27 at junction 7 and regular bus services heading towards Southampton City Centre.

Don't miss out on the opportunity to make this your new home. Call us today to arrange a viewing and avoid disappointment.



Approximate total area⁽¹⁾

653 ft²

60.6 m²

(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.

GIRAFFE360

Accommodation

The apartment block benefits from a secure intercom entry system, providing peace of mind and allowing access to the individual dwellings.

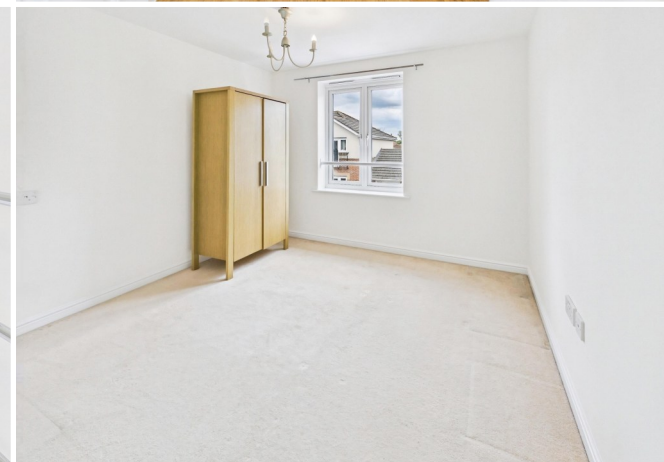
Upon entering the property you are welcomed into the hallway presenting doors to principal rooms and a large cupboard offering useful storage and housing the electrical consumer unit. A second cupboard houses the hot water tank.

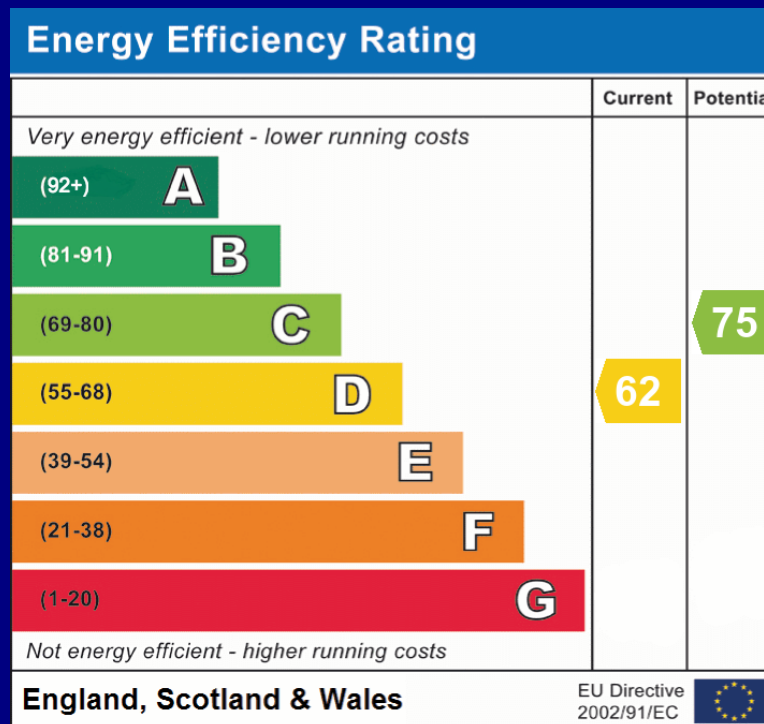
The lounge/diner is a light and airy space, perfect for relaxing at the end of a busy day. The room is filled with natural light with double doors opening out to a Juliette balcony.

The kitchen comprises a range of matching wall and floor mounted units with a worksurface over. There is a built under oven with a four ring electric hob and extractor above, and appliance space for a fridge/freezer, washing machine and dishwasher.

Bedrooms one and two are both well-proportioned double rooms with windows looking out to Langstaff Way. Bedroom one boasts the added convenience of an en-suite comprising a shower cubicle, wash hand basin and a WC.

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





COUNCIL TAX BAND: C - Southampton City Council. Charges for 2026/27 £2116.87.
LEASEHOLD: Residue of 155 years from 1st November 2004. Estate charge £380.60 per annum.
Service charge for period 01 January 2026 to 30 June 2026 £ 1,029.57.
UTILITIES: Mains electricity, water and drainage.
Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.

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



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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.