

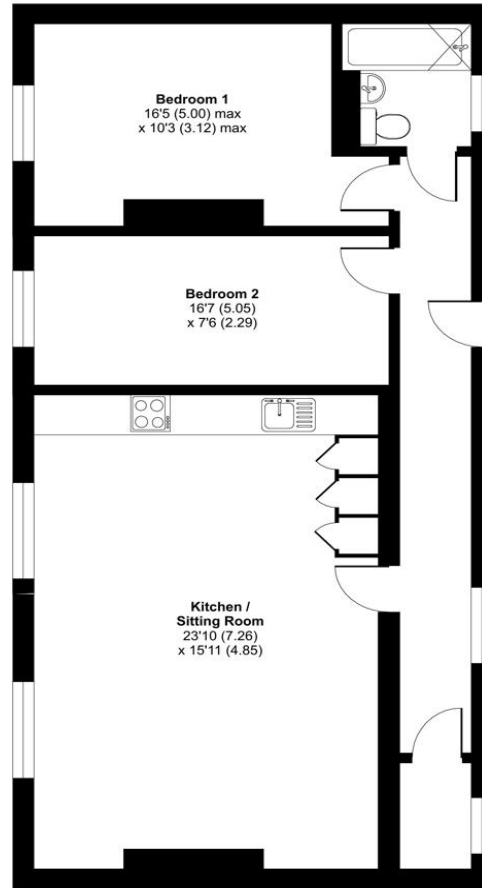


Henman House, Noyce Court, West End, Southampton, Hampshire, SO30 3HY



ACCOMMODATION

This charming two-bedroom ground-floor apartment is situated within a beautiful character building that exudes timeless elegance, with a well-manicured and established southerly-facing communal garden enhancing the sense of grandeur. As you step through the private entrance, you'll be greeted by a spacious hallway. Inside, the apartment boasts a neutral and tasteful decor with high ceilings and sash-style windows. The two double bedrooms offer flexibility and convenience, providing ample space for relaxation. A modern light and roomy three-piece bathroom serves both bedrooms. The open-plan layout of the generously sized kitchen, living, and dining area enhances the sense of space making it an ideal space for hosting gatherings or enjoying cosy evenings at home. Whether you're seeking a peaceful retreat or a place to entertain, this two-bedroom ground-floor apartment has all the elements for a comfortable and delightful living experience, combining the allure of a character building with modern comforts.



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1012138



Approximate Area = 864 sq ft / 80.3 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

SITUATION

West End is a sought-after 'village' style suburb to the east of Southampton with excellent road, rail and air transport links. The high street hosts an excellent variety of local shops and there is a good choice of popular schooling for all ages within the vicinity. Superb leisure facilities are provided by the Itchen Valley Country Park whilst Manor Farm Country Park enjoys walks along the Hamble River. The nearby retail park offers superb "out of town" shopping and the nearby Ageas Bowl is the home of Hampshire cricket hosting international matches and live music events. The yachting havens of Hamble and Bursledon are a short drive away. Easy access is also available to the M27, M3 and railway network.



SPECIFICATION

- Impressive ground floor apartment with private entrance
- Well-presented throughout
- Gas central heating
- Two double bedrooms
- Contemporary family bathroom
- Open-plan kitchen/dining/sitting room
- Manicured communal gardens
- Residents parking

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - C

GUIDE PRICE

Asking Price £245,000

TENURE

Leasehold - length of lease 155 years

No of years remaining - 149

Current annual service charge - £759.22

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.