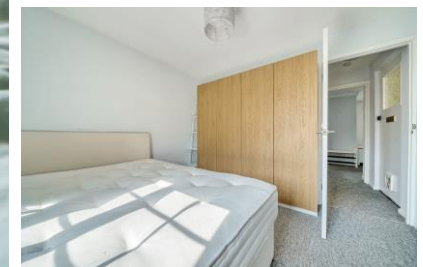




Ivy Road, St Denys, Southampton, Hampshire, SO17 2JP



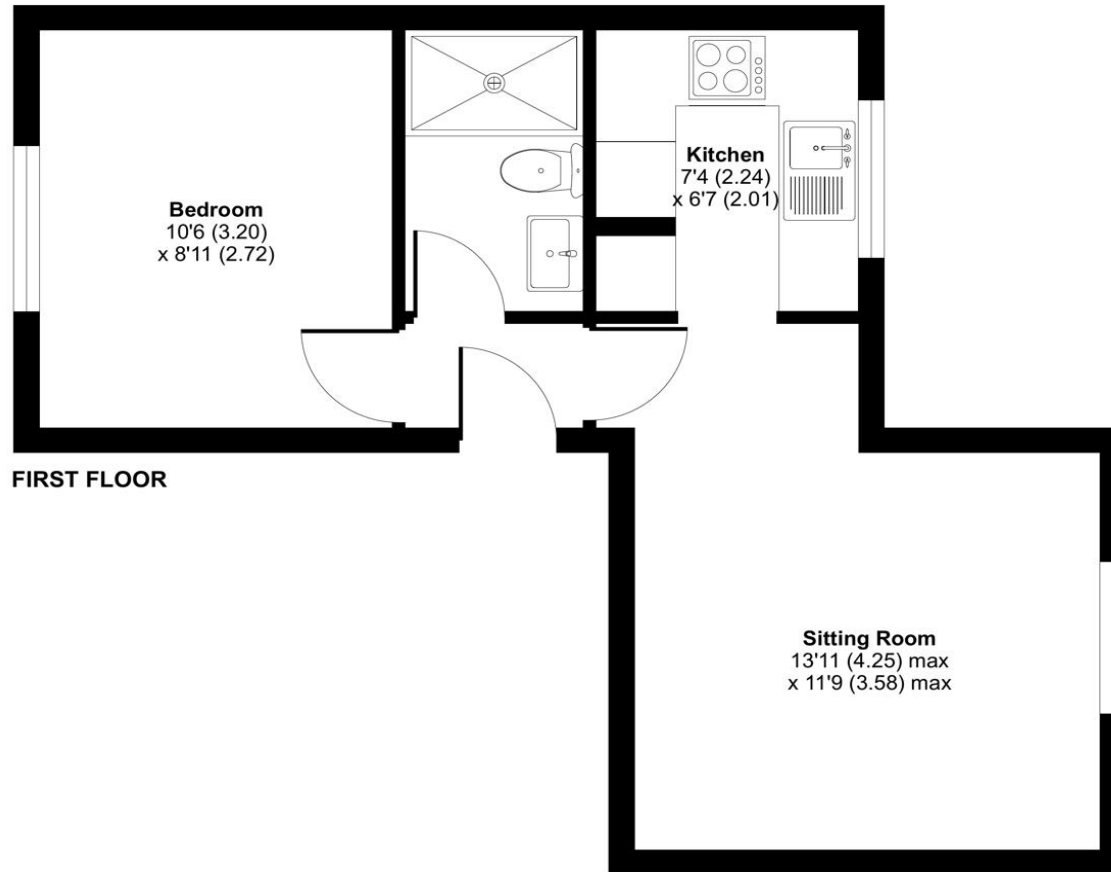
## ACCOMMODATION

This fantastic one-bedroom, first-floor apartment is situated in the popular residential area of St Denys and ideally positioned within proximity to local amenities such as train stations, bus routes, shops, and Riverside Park being only a short walk away. The property is well presented and comprises a small entrance hall leading to a modern and bright kitchen, and a spacious living room. The generous size double bedroom is well-proportioned and the three-piece bathroom is fully tiled, modern and neutral. There is a communal garden plus allocated parking. Offered with no forward chain and is situated in a great location which is easily accessible for access to the city centre and motorway access.



Approximate Area = 318 sq ft / 29.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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: 1000856



## SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de Lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centres offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall, Mayflower and Nuffield theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



#### SPECIFICATION

- First floor flat
- One double bedroom
- Lounge
- Bathroom
- Kitchen
- Allocated parking
- Communal garden
- No forward chain

#### LOCAL AUTHORITY

Southampton City Council  
Council Tax Band: C

#### GUIDE PRICE

Asking Price £135,000

#### TENURE

Leasehold  
Unexpired Years: 103