

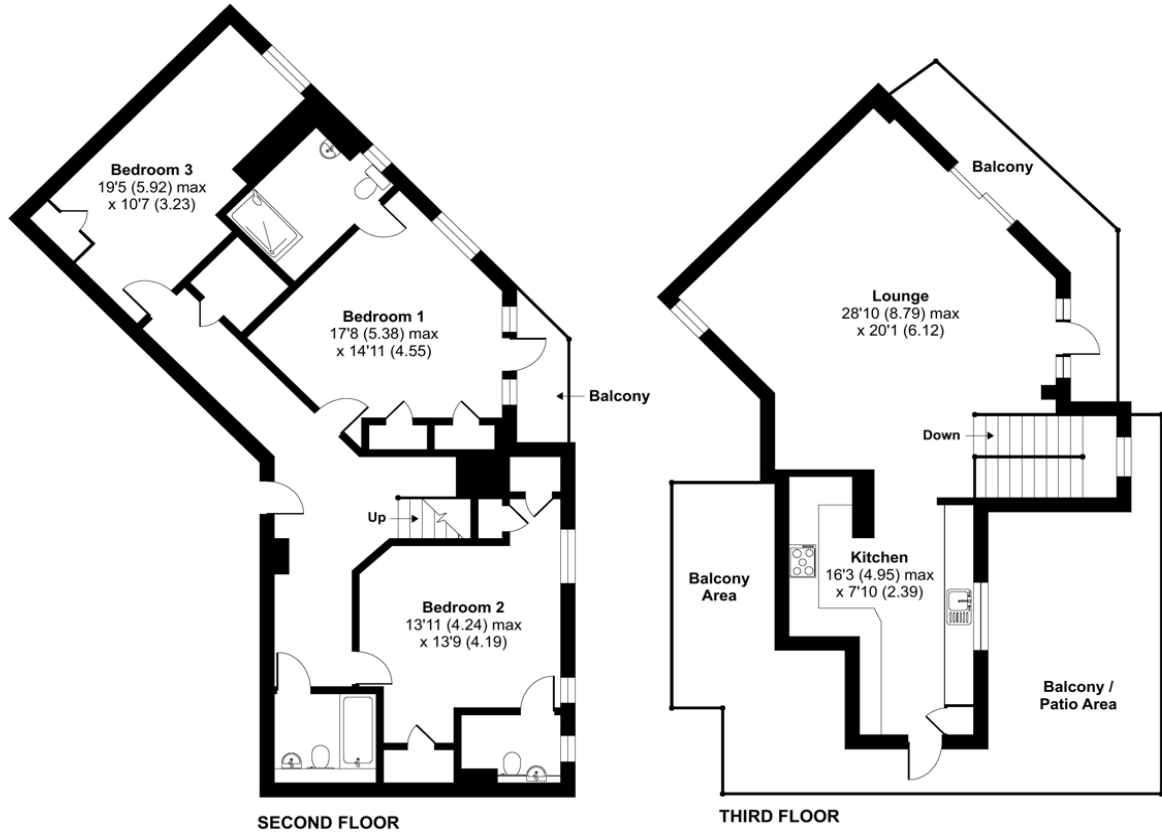




ACCOMMODATION

Close to the Ageas Bowl, this stunning penthouse duplex apartment is offered for sale with no forward chain and boasts impressive open-plan living accommodation which will appeal to purchasers seeking an individual home of enviable proportions. There is a large balcony and front and rear terraces with far-reaching views, and is the perfect venue for al fresco socialising and dining. The interior is approached from the second floor of this sought-after development and comprises a generous hallway with a useful store cupboard and stairs leading up to the living area and kitchen. Three well-proportioned double bedrooms all benefit from fitted wardrobes and are served by two modern en-suite shower rooms and a separate bathroom. Bedroom one further benefits from a door allowing access to the balcony. Found on the upper floor the open-plan sitting/dining room is an exceptional space and is bathed in natural light with French doors opening to the balcony. The adjacent kitchen is well-appointed and features an extensive range of cherry wood finished wall and base units with complementing work surfaces over, ideal for food preparation and storage and also provides access to the superb balcony. Outside, there are established communal grounds with two allocated parking spaces and the benefit of secure bike storage.

Approximate Area **1849 sq ft**
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(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

- Luxury duplex apartment adjacent to The Ageas Bowl
- No forward chain
- Three double bedrooms
- Two en-suite shower rooms and family bathroom
- Impressive sitting/dining room and fitted kitchen
- Superb balcony with far reaching views
- Allocated parking
- Well-maintained communal gardens

LOCAL AUTHORITY

Eastleigh Borough Council

Council Tax Band - E

ASKING PRICE

Offers Over £425,000

TENURE

Leasehold

Unexpired Years: 107 Years Remaining from 125 Years

Annual Ground Rent: £300

Annual Service: £3100

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