



Le Marechal Avenue, Bursledon, Hampshire, SO31 8LX

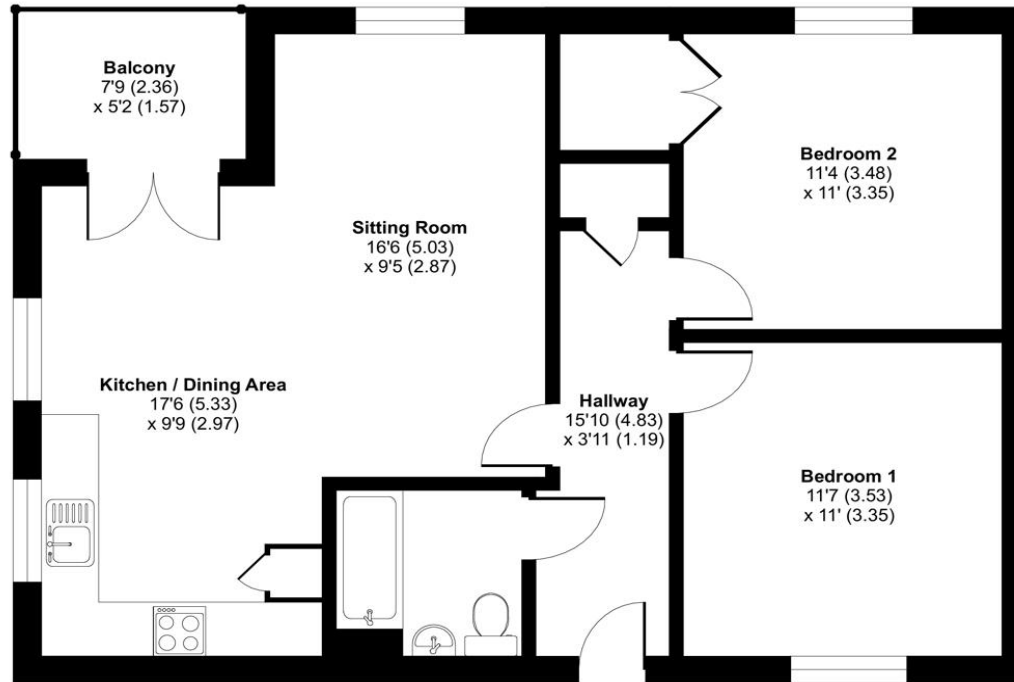


## ACCOMMODATION

This stylish modern apartment on the second floor of a building of only six units is surprisingly spacious and comes with a private balcony and residents parking. The wow factor within this apartment is the incredible open-plan living space. A spacious kitchen/dining/sitting room is the perfect social space with large windows allowing the sun to shine through. Hard flooring signifies the kitchen area where a range of floor and wall units provide storage and a fitted cooker and hob with space for further white goods. The kitchen area has more than enough space for a large dining table and chairs and benefits from patio doors leading to a south and west facing dual-aspect balcony with views over Le Marechal Green. Two large double bedrooms make this apartment very versatile and open to a range of buyers. Both large double bedrooms are flooded with light from the large windows and share the family bathroom with a shower fitted over the bath. In addition to the large built-in double wardrobe from the main bedroom is a large cupboard in the hallway which provides plenty of storage. Being modern and in an immaculate condition throughout this is the perfect first time buy for someone looking for an easy move and the spacious rooms on offer would allow this to also be a great downsize move.

Approximate Area = 734 sq ft / 68.2 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1089229



## SITUATION

Bursledon is a traditional village by the River Hamble in Hampshire with historic waterside links and a mix of woodland and coast. This location offers some great opportunities to fish, sail, paddleboard or just enjoy walks along the River Hamble and shore front. There is a good choice of local schools, gyms and sports facilities including the Hamble Sports Complex. Bursledon also has a great range of shops, public houses and restaurants. The marina is only a short distance away where you can stop for a bite to eat and watch the boats sail in and out. Southampton city centre is approximately 5 miles away and provides an impressive cultural offering from museums, music venues and art galleries to award winning parks. West Quay shopping centre and West Quay One offer over 100 shops and restaurants as well as a cinema and bowling. Commuters will benefit from excellent transport connections with the M27 less than half a mile away leading to the M3 beyond. There are three local train stations all within easy access and a number of bus routes that run along Hamble Road to Southampton.



#### **SPECIFICATION**

- Second-floor apartment
- Two double bedrooms
- Family bathroom
- Open-plan lounge/kitchen
- Balcony
- Residents parking

#### **LOCAL AUTHORITY**

Eastleigh Borough Council  
Council Tax Band: B

#### **ASKING PRICE**

£235,000

#### **TENURE**

Leasehold  
Unexpired Years: 120  
Annual Ground Rent: N/A  
Monthly Service: £106.07

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