



Adelaide Road, St Denys, Southampton, Hampshire, SO17 2HU

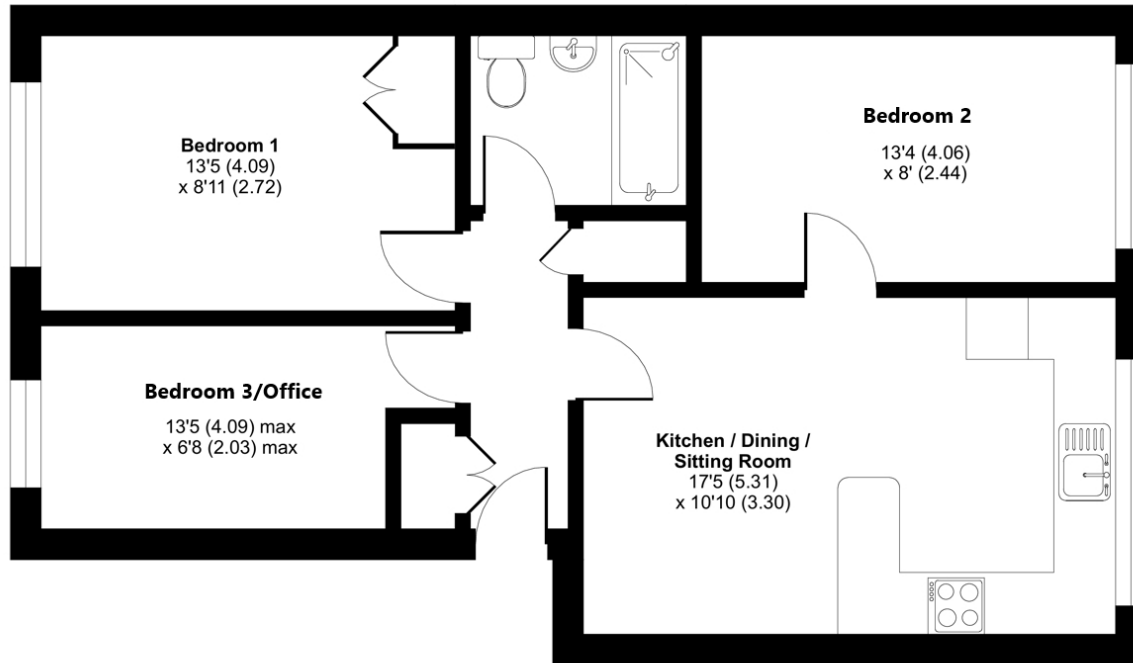


ACCOMMODATION

A well presented first-floor, two-bedroom apartment located extremely close to St Denys railway station and all local amenities. Access to the property is via a communal hallway with a secure entrance and stairs to first floor. Upon entering you are greeted by spacious hallway with a built in storage cupboard. The open plan kitchen/dining/living room overlooking the well-maintained communal gardens. The modern fitted kitchen boasts lots of wall and base storage solutions, a useful breakfast bar and ample space for white goods. An additional reception room, currently utilised as a third bedroom/study makes the home versatile with opportunity for another living room, work office, third room or formal dining room. The principal bedroom is a double with built-in wardrobes and the second bedroom is a good sized double. A three-piece family bathroom with a shower over the bath completes the accommodation. The apartment also benefits from two storage cupboards, double glazing, electric heating and access to the communal garden.



Approximate Area = 616 sq ft / 57.2 sq m
For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2025. Produced for Charters Estate Agents Limited. REF: 1261995



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 extensive 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. Championship 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 Apartment
- Great First Time Purchase
- No Onward Chain
- Very Close Proximity to St Denys Train Station
- Open Plan Kitchen and Living Room
- Communal Garden
- Built In Wardrobes to Principal Bedroom

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

ASKING PRICE £170,000

TENURE

Leasehold

Unexpired Years: 95

Annual Ground Rent: £10

Ground Rent Increase: TBC

Ground Rent Review Period: Annually

Annual Service: £709

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