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THE WAY

PROPERTY GROUP

Hill Lane



Contact us

www.everystepoftheway.net
info@everystepoftheway.net
0333 577 0118



Southampton

Welcome to this stunning two-bedroom ground floor maisonette, situated in the highly desirable Hill Lane area. Combining modern living with an enviable location, this property features convenient ground floor access, allocated parking, and is just steps away from Southampton Common, offering an ideal mix of urban convenience and outdoor leisure. This is a rare chance to own a beautifully maintained, contemporary home in one of Southampton's sought-after locations. With its close proximity to green spaces, excellent transport links, and local amenities, this maisonette is perfect for professionals, families, or investors. Viewing is highly recommended.



This stunning property offers a spacious and inviting entrance via its own private door, leading into a modern, open-plan kitchen/living area with a striking feature bay window, enhancing the sense of space and light. The kitchen is immaculately presented with contemporary fittings and ample storage, making it ideal for those who enjoy entertaining or simply relaxing at home. The living area is flooded with natural light, thanks to the high ceilings and large windows, giving the space an airy, open feel.

With two well-proportioned bedrooms and a modern bathroom, this maisonette is the epitome of comfort and style. It's impeccably maintained throughout, offering a turnkey solution for those looking for a ready-to-move-into home.



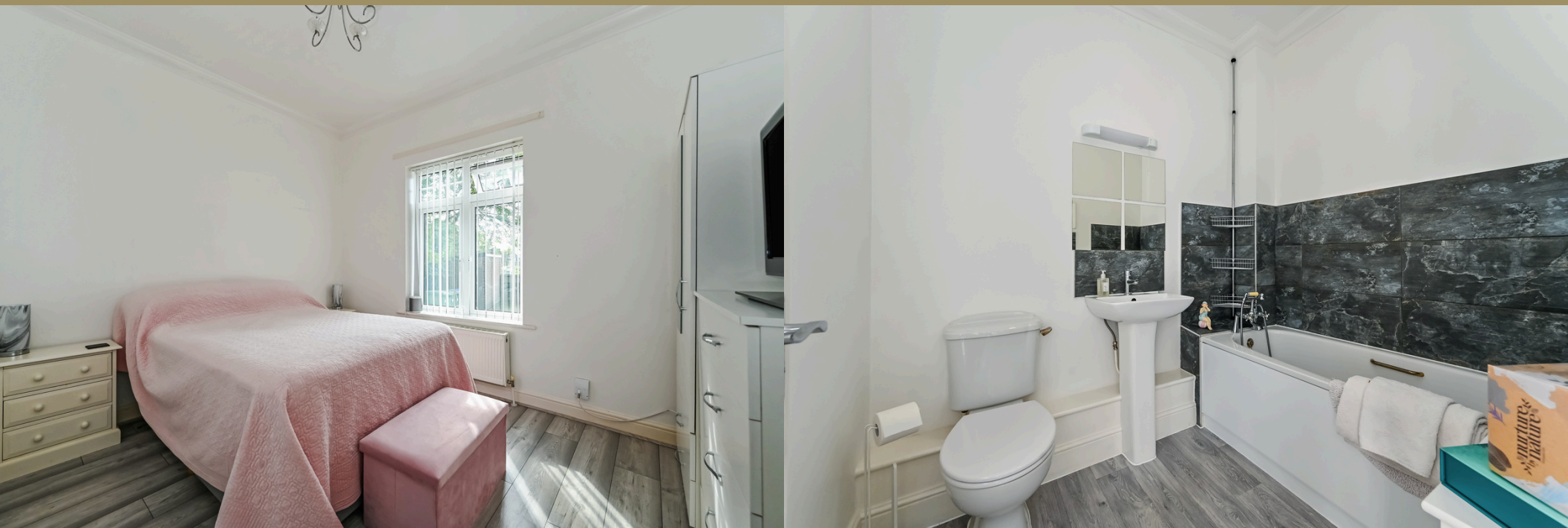


Externally, the property benefits from allocated parking, providing ease of access for residents. There is also a communal garden area, ideal for enjoying some fresh air without the need for maintenance. One of the standout features of this location is its position opposite Southampton Common and close to Southampton's Sports Centre, perfect for recreational activities, leisurely strolls, or outdoor sports. Whether you're a nature lover or fitness enthusiast, this location offers something for everyone right on your doorstep.



SUMMARY OF ACCOMMODATION

Two-bedroom ground floor maisonette
Own private entrance
Spacious open-plan kitchen/living area
Bright, airy, and well-presented interior
Modern kitchen and bathroom
Allocated parking space
Communal garden area
UPVC double-glazed windows throughout
Gas central heating system



SUMMARY OF FEATURES

Modern Kitchen: Well-equipped with sleek fittings and ample storage space, ideal for both cooking and socialising.

High Ceilings & Large Windows: Enhance the spaciousness and allow for an abundance of natural light, giving the flat an exceptionally light and airy feel.

Private Entrance: Offering a greater sense of privacy and ease of access for residents.

Opposite Southampton Common: Direct access to expansive green space for recreational pursuits, from jogging and cycling to picnicking and relaxing in nature.

Allocated Parking: Private, allocated parking space ensuring convenience in an urban setting.

Proximity to Town Centre & Transport Links: Southampton's vibrant town centre, with its array of shops, restaurants, and bars, and close to the mainline train station offering easy connections for commuters.

Ground Floor Access: Ideal for buyers seeking ease of mobility and accessibility.



GENERAL INFORMATION

Tenure: Leasehold (extended lease until 2024, to 175 years)

Ground Rent: £250 per annum

Service Charges: £2,600 per annum (subject to verification by solicitor)

Heating: Gas central heating system for efficient and cost-effective warmth

Windows: UPVC double-glazed, offering excellent insulation and energy efficiency

Energy Rating: C

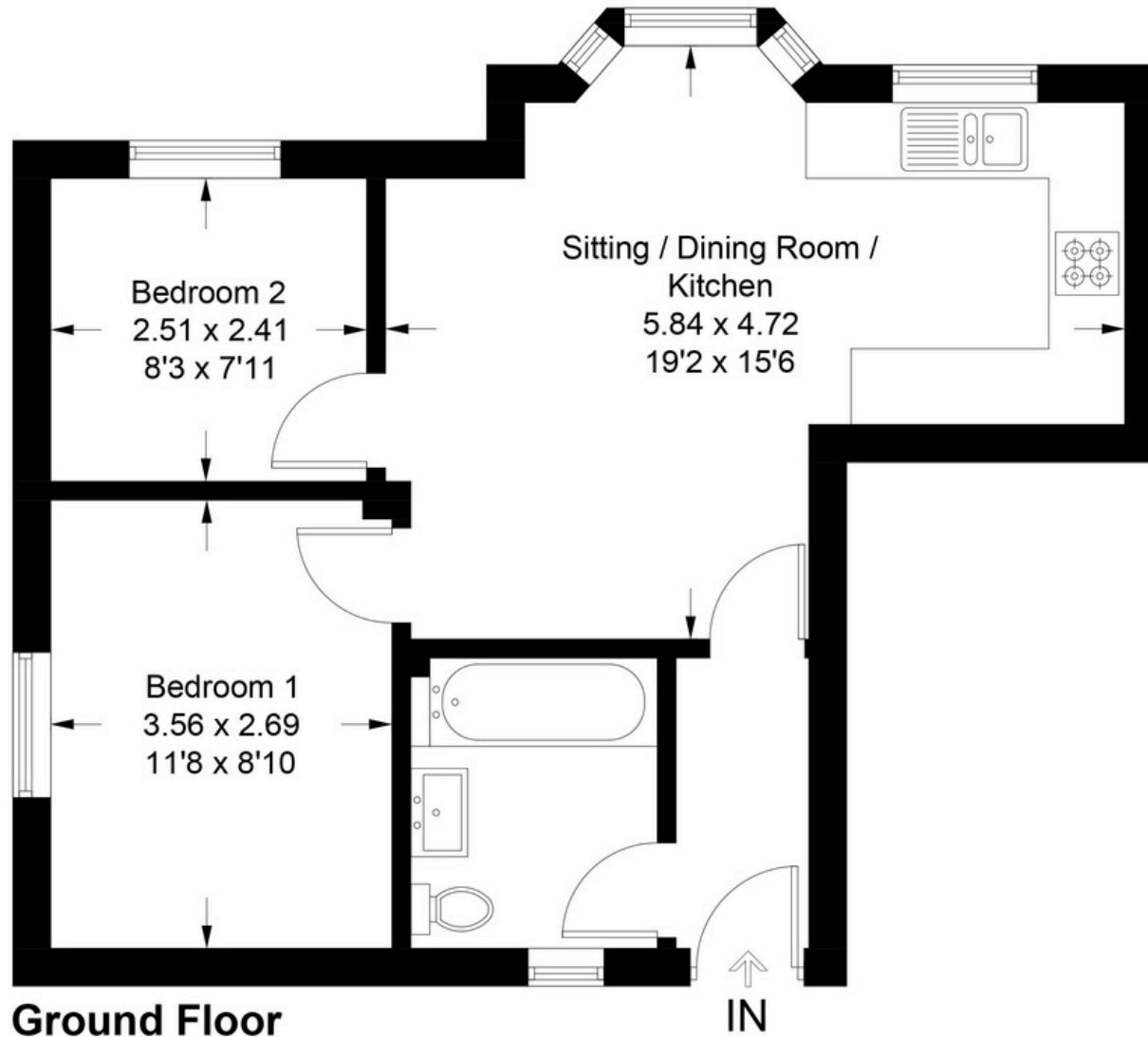
Council Tax Band: B

Seller's Position: No forward chain, providing the potential for a quick and hassle-free purchase



SO15 7AH

Approximate Gross Internal Area = 45.1 sq m / 485 sq ft



These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.

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