



1  
Bedroom

1  
Bathroom



A modern and well-proportioned one-bedroom ground-floor apartment within a recently built development in a fantastic Southampton location. Offering a large open-plan living space, generous double bedroom, modern bathroom and gas central heating, this property is ideal for those wanting contemporary accommodation close to the city centre.

## Modern One-Bedroom Ground Floor Apartment – The Avenue, Southampton, SO17

**PLEASE NOTE: Some of the photographs used are of other flats within the same development.**

Let's Rent is delighted to offer this **modern one-bedroom ground-floor apartment**, situated within a recently completed development on **The Avenue, Southampton**.

Built approximately **six months ago**, the property offers contemporary accommodation throughout and is ideally suited to a professional individual or couple looking for modern city living with excellent access to Southampton city centre.

The apartment provides approximately **51 sq m / 544 sq ft** of well-planned accommodation.

### Property Features

- **Ground-floor apartment**
- Spacious **open-plan kitchen/lounge**, approximately **20'2" x 15'8"**
- Modern fitted kitchen with integrated Fridge Freezer/appliance space
- Generous double bedroom, approximately **15'11" x 10'1"**
- Contemporary bathroom
- Entrance hallway
- **Modern gas central heating**
- Recently built development – approximately six months old
- Bright and modern interior
- Approximately **544 sq ft / 51 sq m**
- **No parking available with the property**

The open-plan kitchen and living area provides an excellent amount of space for both relaxing and dining, while the generous double bedroom offers plenty of room for wardrobes and additional furniture.

### Location – The Avenue, Southampton

The property is positioned in a highly convenient location on The Avenue, offering easy access to both **Southampton city centre and Southampton Common**.

Bedford Place and London Road are within easy reach, providing a wide range of cafés, bars, restaurants, supermarkets and everyday amenities. Westquay Shopping Centre and the city centre are also easily accessible.

The property is well positioned for **Solent University, the University of Southampton** and Southampton Central railway station, with regular bus services running along The Avenue.

There is also convenient access to the **M3 and M27**, making the property a great option for commuters.

**Early viewing is recommended.**

**EPC: C**

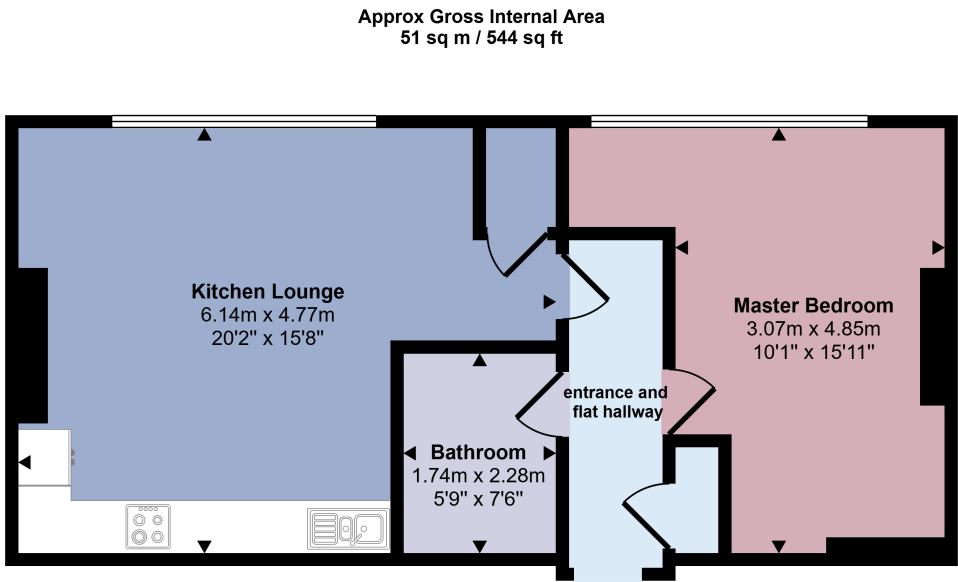
**Council Tax Band:** should be A waiting for council to update  
**Parking:** No parking included with the property

**Kitchen Lounge** 20' 2" x 15' 8" (6.15m x 4.78m)

**Bathroom** 5' 9" x 7' 6" (1.75m x 2.29m)

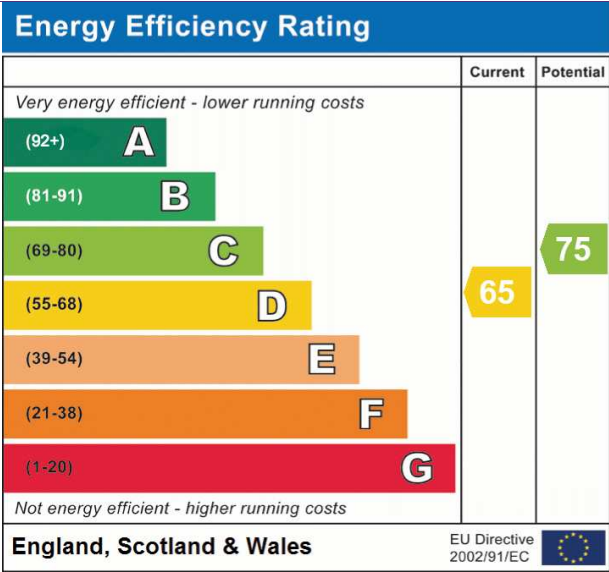
**Master Bedroom** 10' 1" x 15' 11" (3.07m x 4.85m)

**entrance and flat hallway**



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Address: Flat 1 Cherry Tree House, 21 The Avenue, SO17

