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39 Osborne House, Grosvenor Square, Southampton, Hampshire, SO15 2DA

1 bedroom £190,000 Share of Freehold

DESCRIPTION

Offered for sale with no forward chain, this well-presented one-bedroom ground floor apartment is ideally suited to first-time buyers, downsizers or investors. The property enjoys a convenient ground floor position within a well-maintained development, complemented by attractive communal gardens providing a pleasant outdoor setting. Internally, the accommodation comprises a bright and contemporary open-plan living space, incorporating a well-appointed kitchen, dining area and comfortable lounge, creating an excellent area for both everyday living and entertaining. The generous double bedroom provides a peaceful retreat, while the modern bathroom is finished to a good standard. Further benefits include an **allocated parking space**, adding valuable convenience. With its practical layout, modern presentation, communal gardens and excellent chain-free position, this apartment represents an appealing opportunity in a desirable residential setting.

LOCATION

Situated within the popular Banister & Polygon area of Southampton, Grosvenor Square offers an excellent balance of city convenience and residential surroundings. The property is within easy reach of Southampton city centre, providing an extensive range of shops, restaurants, cafés, bars and leisure facilities, with West Quay and the wider city centre particularly accessible. Local amenities are available within a short walk, including supermarkets and everyday conveniences, while Bedford Place and the surrounding area provide a vibrant selection of independent cafés, eateries and social venues. Southampton Central Railway Station is approximately 0.4 miles away, offering convenient rail connections, while regular bus services are also available nearby. For those looking to enjoy green space, Southampton Common is within easy reach and provides extensive open areas, walking routes and recreational facilities. The location is therefore particularly well suited to those seeking a central Southampton lifestyle with excellent access to amenities, transport links and leisure facilities.

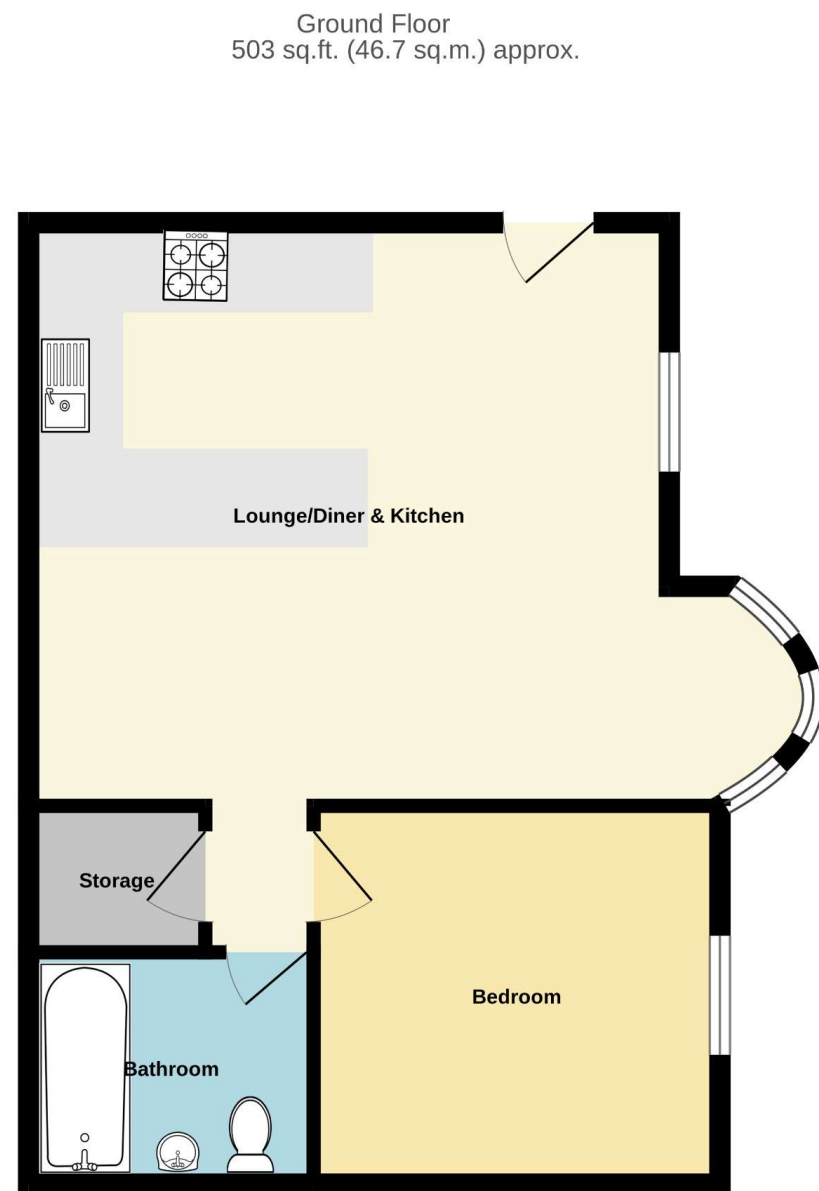
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



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TOTAL FLOOR AREA : 503 sq.ft. (46.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Lounge/Diner & Kitchen 16' (4.88m) x 17' 8" (5.38m):

Open-plan living space, the kitchen area provides a range of eye and base-level units, a 4-point gas hob, inset oven, dishwasher, and one and a half sink with chrome mixer tap, double-glazed windows facing the communal courtyard, wood effect laminate within the kitchen and the remaining space has carpeted flooring.

Bedroom 9' 9" (2.97m) x 9' 7" (2.92m):

Carpeted flooring, space for wardrobe, a radiator and double-glazed window to courtyard.

Bathroom 6' 3" (1.91m) x 7' 6" (2.29m):

A three-piece suite comprising panelled bath with shower overhead, a low-level WC and ceramic sink with chrome mixer tap, laminate flooring, storage cupboards, tiled walls.

Storage Cupboard 4' (1.22m) x 3' (0.91m):

Washing machine, laminate flooring, shelving.

Outside:

Communal gardens with seating area, allocated parking space.

TENURE – FROM 2026

Leasehold. Remaining Lease Term: 89 Years.
Maintenance/Service Charge: £1,200.00 p.a.
Ground Rent: £0

COUNCIL TAX

Southampton City Council

BAND: C
CHARGE: £2,116.87
YEAR: 2026/2027

REFERENCE

S8977/HS/180826/D2

SERVICES

Mains gas, water, electricity and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From Pearsons Estate Agents on London Road, proceed south along London Road towards the city centre. At the junction with Cumberland Place, turn right and continue along Cumberland Place, where Grosvenor Square can be found on the left-hand side. Turn left into Grosvenor Square and continue into the development, where Osbourne House can be found within the square.