
HUNTERS®
HERE TO GET you THERE

# Cavendish Grove., Southampton

## Offers In Excess Of £165,000

HUNTERS®
HERE TO GET *you* THERE

Situated in a residential location within easy reach of The Avenue and Southampton Common, this one-bedroom ground-floor apartment offers modern accommodation with an open-plan living arrangement, off-road parking and convenient access to local amenities and transport connections.

The property is accessed via an entrance hallway, which leads through to the main living accommodation. The open-plan kitchen and living area provides a combined space for everyday living, dining and food preparation. The kitchen is fitted with a range of units offering cupboard storage and worktop space, together with white goods.

The living area provides space for seating and dining furniture, with the open-plan arrangement allowing the kitchen and reception areas to function together while maintaining their individual uses. The apartment comprises one bedroom, providing space for bedroom furniture and additional storage as required. A separate bathroom serves the accommodation, completing the internal layout.

Throughout the property, the interior has been maintained in a modern style, with gas central heating and double-glazed windows providing practical features for everyday use. Being positioned on the ground floor, the apartment also benefits from accommodation arranged entirely across a single level.

Externally, the property benefits from off-road parking, providing an alternative to on-street parking within the surrounding residential area.

The location offers access to Southampton Common, which provides extensive open green space, walking routes and recreational areas. The Avenue is also within walking distance and offers transport connections towards Southampton city centre and surrounding neighbourhoods.

Leasehold Years remaining on lease; 962 years remaining approx.
Leasehold Annual Service Charge Amount £1,974 approx.
Leasehold Ground Rent Amount : £100 per annum
Council Tax Banding; B

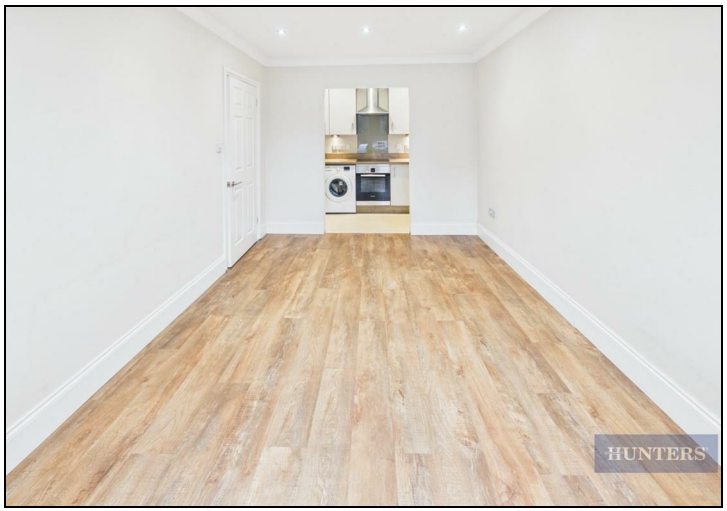


# KEY FEATURES

- One-bedroom ground-floor apartment
- Situated in a residential area of Southampton
- Modern and well-presented accommodation throughout
- Open-plan kitchen, living and dining area
- Fitted kitchen with storage, worktop space and white goods
- Double-glazed windows throughout
- Gas central heating
- Off-road parking available
- Within walking distance of Southampton Common and The Avenue
- Convenient access to local amenities, bus routes and Southampton city centre

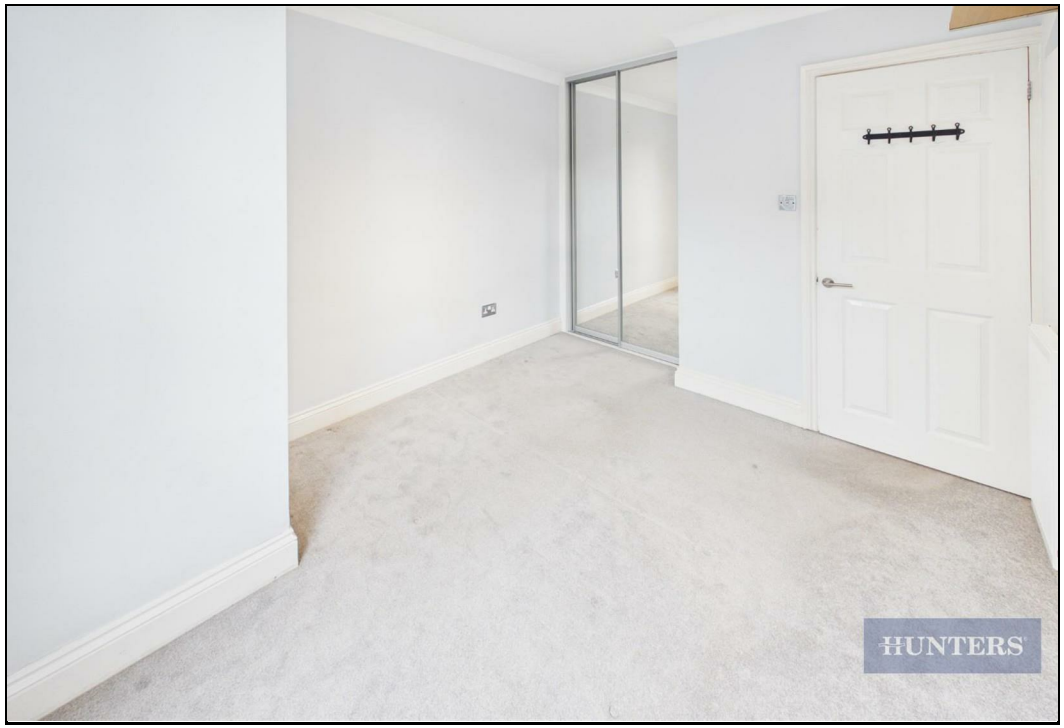




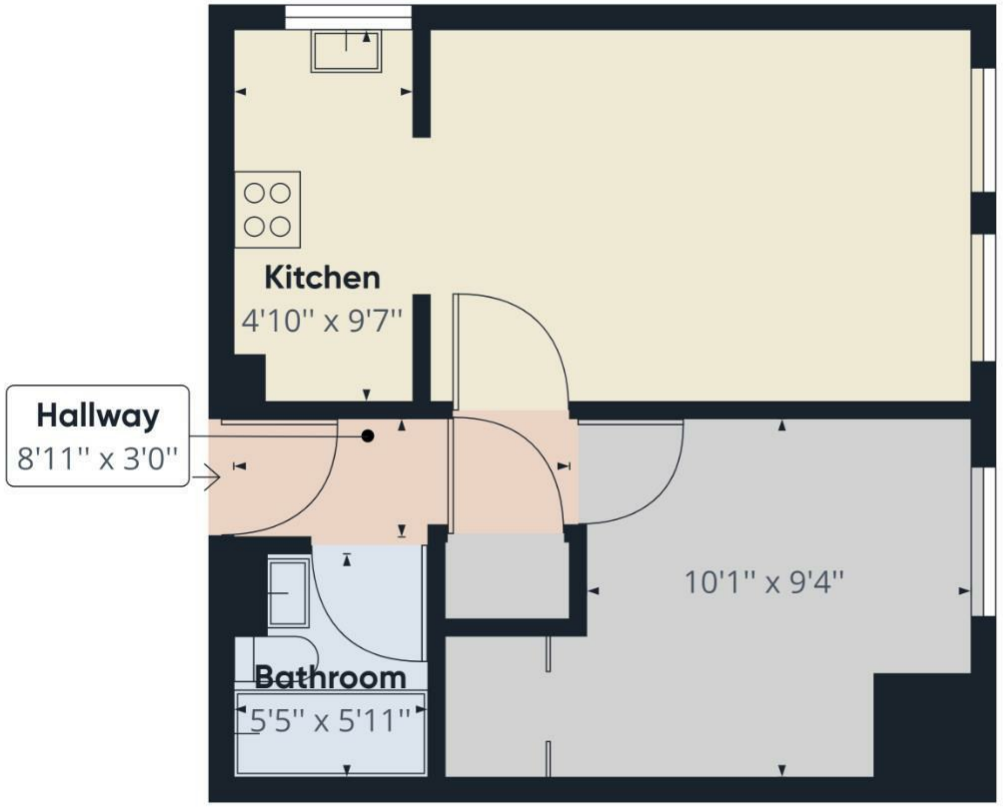



HUNTERS


HUNTERS


HUNTERS


HUNTERS



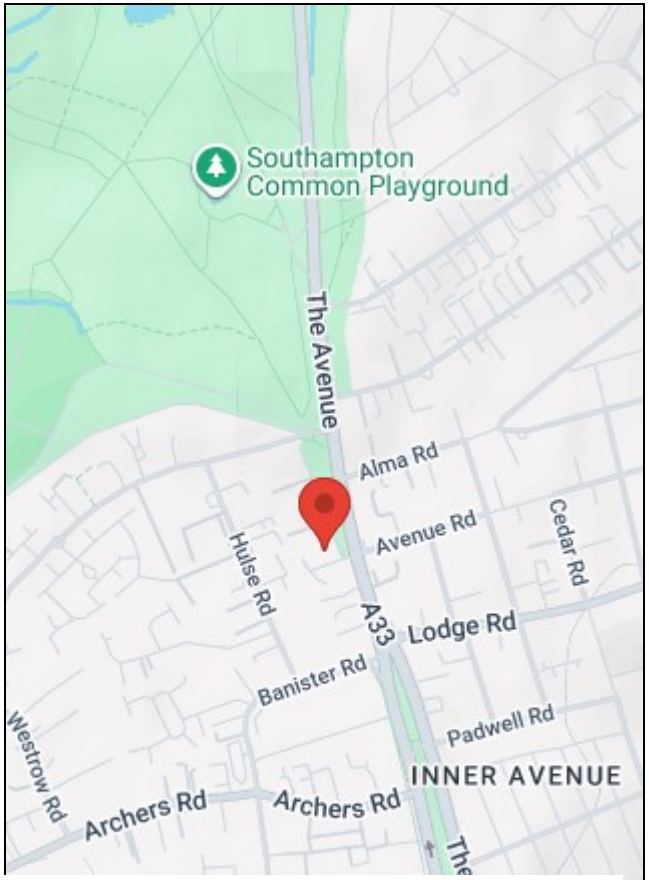

**Approximate total area**(1)

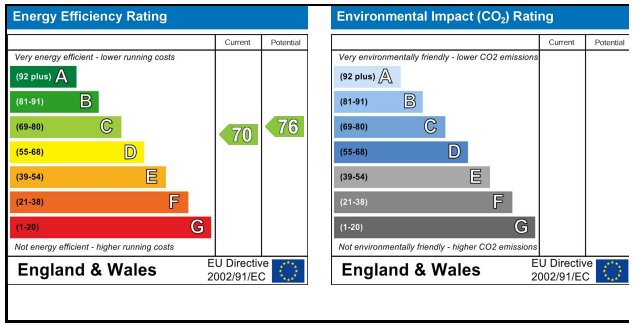
354.12 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360







38 Bedford Place, Southampton, Hampshire, SO15 2DG I 02380 987 720
southampton@hunters.com I www.hunters.com

This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.