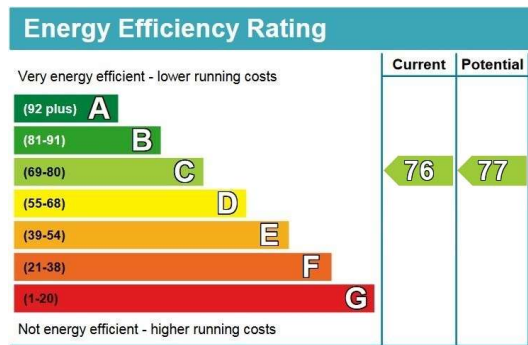




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

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Flat 1, 16 Alma Road, Southampton, Hampshire, SO14 6UP

2 bedrooms £200,000 Leasehold

Draft Details Awaiting Vendor Approval

DESCRIPTION

VACANT POSSESSION. A spacious first floor maisonette with its own private ground floor entrance, offered for sale with no forward chain in a convenient location close to local amenities and excellent transport links. The property features a private entrance hall with built-in storage, leading to well-proportioned first floor accommodation comprising two double bedrooms, a spacious living room, separate dining room/home office, fitted kitchen and family bathroom. Outside, there is an allocated off-road parking space and a private section of the rear garden, offering excellent outdoor space. The property benefits from a 125-year lease renewed in 2018 and provides an ideal opportunity to modernise and personalise. Perfect for first-time buyers, investors or downsizers, it combines the feel of a house with the convenience of apartment living.

LOCATION

Alma Road is situated in the heart of Southampton within walking distance of Bedford Place, offering an excellent selection of cafés, bars, restaurants and independent shops. Southampton Common is also close by, providing over 300 acres of parkland and open space. Southampton city centre offers an extensive range of shopping, leisure and entertainment facilities, whilst Southampton Central railway station provides regular mainline services to London Waterloo. The property also enjoys excellent road connections to the M3 and M27.

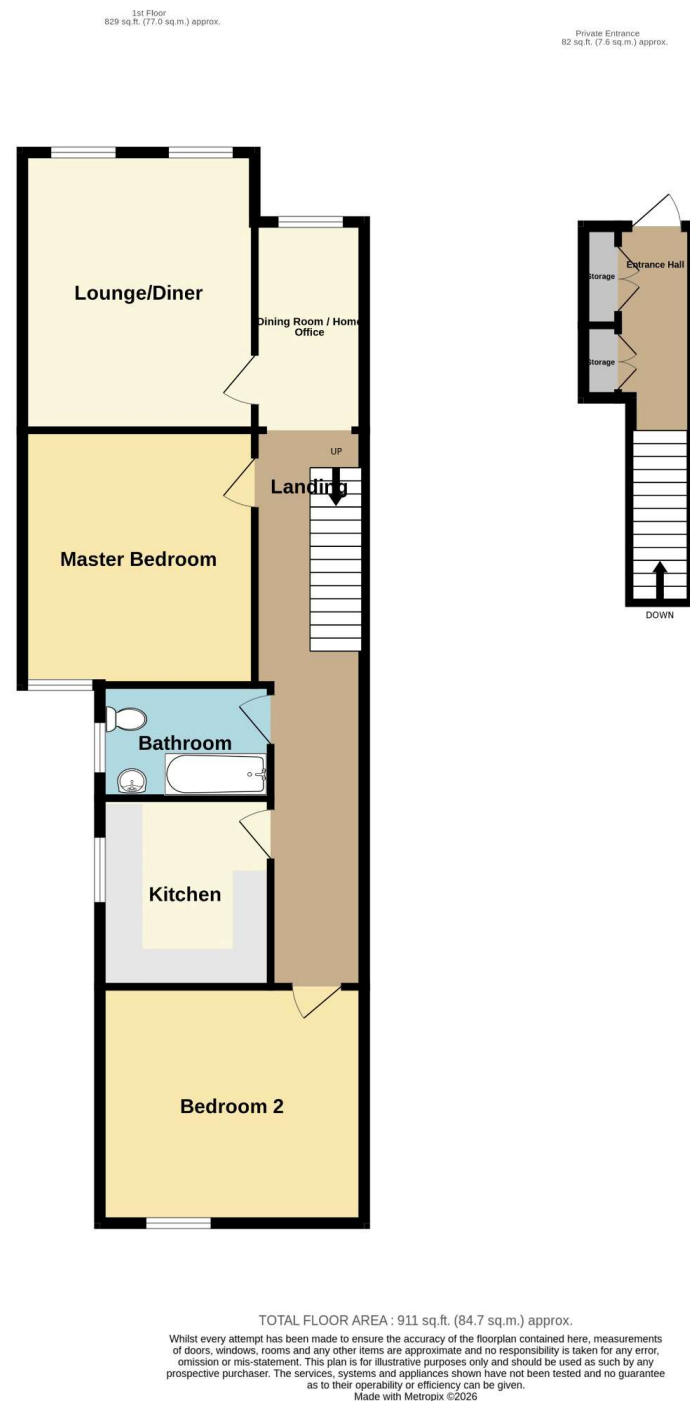
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Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



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The property is accessed via its own private entrance hall with useful built-in storage, providing a practical space for coats, shoes and everyday household items before stairs rise to the first floor accommodation.

The well proportioned accommodation comprises two generous double bedrooms, a spacious living room, separate dining room / home office, together with a fitted kitchen and family bathroom.

Outside, the property benefits from an allocated off-road parking space and a private section of the rear garden, providing excellent outdoor space rarely found with properties of this type.

The maisonette offers a versatile layout and presents an excellent opportunity for a purchaser to personalise and update to their own taste, creating a wonderful home in a sought-after central location.

The property benefits from a 125-year lease, renewed in 2018, and offers a versatile layout presenting an excellent opportunity for a purchaser to personalise and update to their own taste, creating a wonderful home in a sought-after central location. Ideally suited to first-time buyers, investors or those looking to downsize, this is an excellent opportunity to acquire a spacious property combining the feel of a house with the convenience of apartment living.

Living Room 14' 2" (4.32m) x 11' 11" (3.63m)

A bright and spacious reception room with two double glazed windows overlooking the front aspect, carpeted flooring and radiator.

Bedroom One 13' 6" (4.11m) x 12' 7" (3.84m)

Generous double bedroom with double glazed window to the rear aspect, radiator and ceramic wash hand basin.

Bathroom 5' 4" (1.63m) x 8' 9" (2.67m)

Comprising a panelled bath with shower over, wash hand basin and low level WC, with double glazed window to the side aspect.

Kitchen 9' 6" (2.90m) x 8' 10" (2.69m)

Fitted with a range of eye and base level units incorporating an oven, four burner gas hob with extractor hood over, together with space for a fridge freezer, washing machine and dishwasher. Wall mounted gas central heating boiler and double glazed window to the side aspect.

Dining Room / Home Office

A versatile additional reception space, ideal as a formal dining room, home office, hobby room or occasional guest room, offering flexibility to suit a range of lifestyles.

Bedroom Two 12' (3.66m) x 12' (3.66m)

A further generous double bedroom with ceramic wash hand basin and double glazed window to the rear aspect.

Outside

Allocated off road parking space together with a private section of the rear garden.

TENURE – FROM 2026

Leasehold. Remaining Lease Term: 117 Years.

Maintenance/Service Charge: £0

Ground Rent: £60.00 p.a.

Additionally

The ground floor maisonette is also being offered for sale separately, providing a rare opportunity for purchasers wishing to acquire both properties within this attractive Victorian conversion.

REFERENCE

S8973/HS/060826/D2

SERVICES

Water, electricity and mains drainage are connected. 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 Offices in London Road proceed into The Avenue. At the traffic lights turn right into Lodge Road. Proceed for some distance turning left into Earls Road, continue to the first junction and proceed directly across into the continuation of Earls Road. Take a right turn in Alma Road where the property can be found on the left hand side.