



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		72	76
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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

PEARSONS
ESTABLISHED 1900

023 8023 3288
www.pearsons.com



Flat 2, 6 Cavendish Grove, Southampton, SO17 1XE 2 bedrooms Guide Price £200,000 Share of Freehold

DESCRIPTION

Offered for sale with no forward chain, this two bedroom ground floor apartment is located within the popular road of Cavendish Grove which is within walking distance to the open parklands of Southampton Common. The accommodation comprises a lounge/diner, conservatory, kitchen, two bedrooms and family bathroom. Outside, the apartment benefits from a large communal patio area and an allocated parking space. Further benefits include gas central heating and double-glazing. Due to a combination of these features and popular location, an internal viewing is essential.

LOCATION

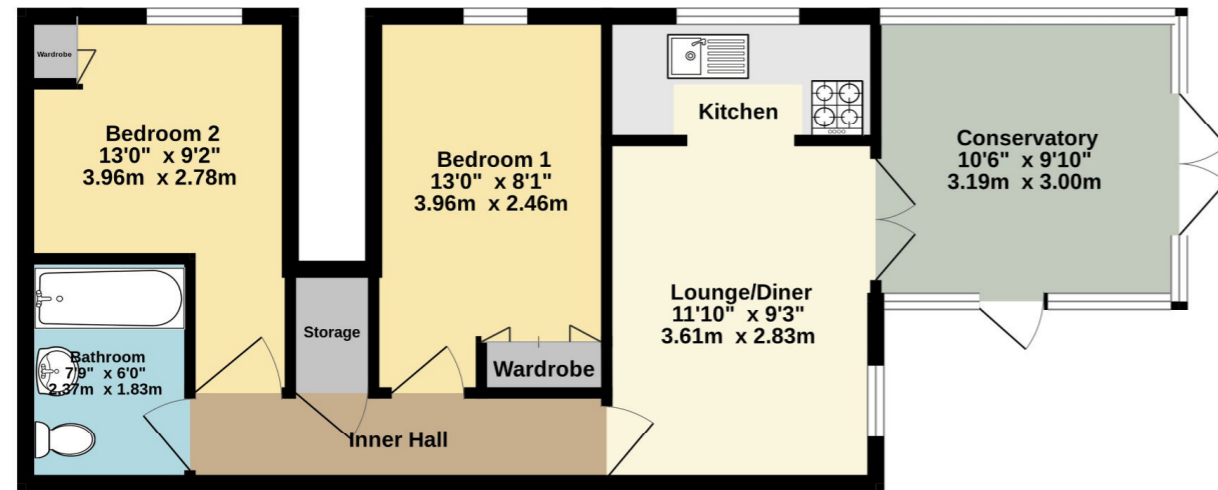
Cavendish Grove is situated in the heart of Southampton within walking distance of Bedford Place with its trendy bars, restaurants and boutiques and the open parklands of Southampton Common. The city centre itself offers a comprehensive range of facilities with good transport links including a mainline railway service to London (Waterloo).



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Ground Floor



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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Flat 2, 6 Cavendish Grove, Southampton, Hampshire, SO17 1XE

Double doors leading to:-

CONSERVATORY:

Carpeted. Single door to the side leading to patio area. Double doors leading to:-

LOUNGE/DINER:

Carpeted. Double-glazed window to rear aspect. Radiator.

KITCHEN:

Laminate flooring. Tiled splashback. Wall and base units. Inset stainless steel sink. Integrated fridge-freezer, cooker and gas hob. Space for washing machine. Wall mounted combination boiler. Double-glazed window to side aspect.

INNER HALL:

Carpeted. Doors to all rooms. Storage cupboard. Radiator.

BEDROOM ONE:

Carpeted. Built in wardrobe. Double-glazed window to side aspect. Radiator.

BEDROOM TWO:

Carpeted. Built in wardrobe. Double-glazed window to side aspect. Radiator.

BATHROOM:

Laminate flooring. Partially tiled walls. Panel enclosed bath with shower. Low level W.C and basin. Extractor fan. Heated towel rail.

OUTSIDE:

The flat has one allocated parking space which is located at the rear of the property. There is also a large communal patio area and shed.

TENURE:

Share of Freehold. 106 Years Remaining.
Service Charge: £1,200 Per Annum
Ground Rent: £0

COUNCIL TAX:

Southampton City Council

BAND: B

CHARGE: £1,677.66

YEAR: 2024/25

REFERENCE

S8459/MK/200624/D4

SERVICES

Mains gas, 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 Office in London Road proceed into The Avenue and after passing through the traffic lights at Stag Gates turn left before reaching The Common almost immediately opposite Avenue Road into Cavendish Grove. The property is then situated on the left hand side.