

KINGS — ESTATES —
GUIDE PRICE
£110,000

47 Westridge Road, Southampton, SO17 2HP **Share of Freehold**



Welcome to 47 Westridge Road

Kings Estates are delighted to present this charming studio apartment located on the top floor of a well-maintained converted building on Westridge Road, Southampton. Ideally situated in the heart of Portswood, this property represents an excellent opportunity for first-time buyers, students, or investors seeking a well-located and affordable home with long-term potential.

Internally, the property offers a thoughtfully arranged studio layout extending to approximately thirty square metres. The main living space is bright and versatile, with room for both living and sleeping zones, making excellent use of the available floor area. A large window allows for plentiful natural light and offers a far-reaching skyline view, adding to the sense of space and comfort.

The kitchen area is functional and compact but offers potential to be reconfigured into a larger open-plan kitchen dining space if desired, subject to the usual consents. This adds scope for buyers looking to enhance the layout to better suit their needs.

The bathroom is fitted with a standard suite including a bath with shower attachment, wash hand basin, and WC, and is presented in good condition. The overall internal condition of the flat is clean and well maintained, allowing for immediate occupancy with minimal work required.

Externally, the property benefits from a private off-road parking area, gated for resident use, along with a well-kept communal garden offering a quiet retreat with a picturesque skyline outlook. The building is located at the end of the chain, meaning the property is offered with no forward chain for a smooth and hassle-free purchase

process.

This property is held on a share of freehold basis, with eighty-eight years remaining on the lease. The combined ground rent and service charge is approximately nine hundred pounds per annum, making it a cost-effective option for those seeking a low maintenance investment.

The property is served by mains electricity, mains water, mains drainage, and benefits from electric heating and fibre to the premises broadband connectivity.

Located within easy reach of Southampton University and Portswood High Street, the property enjoys excellent transport links to the city centre, nearby shops, restaurants, cafes, and leisure amenities. This highly desirable location is consistently popular with students, professionals, and renters alike, offering strong rental yield potential for buy-to-let investors.

Whether you are stepping onto the property ladder or looking to expand your portfolio, this studio apartment combines affordability, location, and long-term value.

Viewings are highly recommended. Contact Kings Estates today to arrange your appointment.

IMPORTANT NOTICE

Successful buyers will be required to complete online identity checks. The cost of these checks is £50 including

EPC Rating: **53**
Council Tax Band:

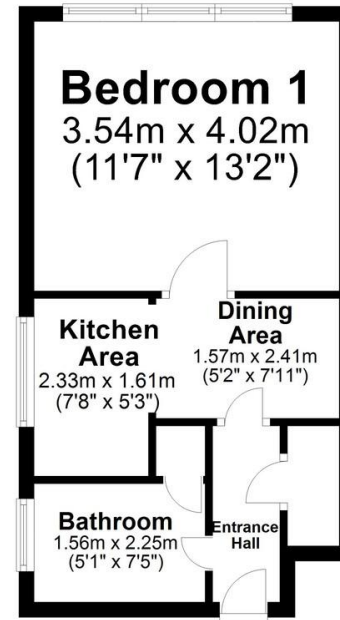




Floorplan

First Floor

Approx. 30.3 sq. metres (325.7 sq. feet)



Property Features

- Studio apartment
- Off road parking
- 30 Sq Meters
- Picturesque skyline view
- End of the chain
- Communal garden
- Ground rent & Service Charge: £900 PA
- Potential to make a bigger kitchen dining room
- EPC E
- Council Tax A

Kings Estates

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

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