

KINGS
ESTATES

GUIDE PRICE
£150,000

Grosvenor Road, Southampton, SO17 1WW **Share of Freehold**



Welcome to Grosvenor Road

MAIN DESCRIPTION

Offered for sale is this bright and spacious one-bedroom first-floor apartment, situated in the sought-after Grosvenor Lodge development on Grosvenor Road in the heart of Inner Avenue, Southampton. Constructed in the mid-20th century, this purpose-built apartment block offers a peaceful residential setting within walking distance of local shops, public transport links, and the city centre.

The apartment has been well maintained by the current owner and is presented in good decorative order throughout. The accommodation briefly comprises a generous entrance hall with fitted storage cupboards, a modern fitted kitchen, a spacious lounge with ample natural light, a large double bedroom with built-in wardrobes, and a contemporary three-piece bathroom suite including WC, wash hand basin, and overhead shower.

The kitchen features matching wall and base units, laminate worktops, a stainless steel sink with drainer, freestanding cooker space, and houses the combination boiler. The lounge offers a welcoming living space, complete with double-glazed bay window to the front aspect, a fitted radiator, and a television point. The bedroom is located at the rear of the property with a double-glazed window overlooking the communal gardens, a fitted radiator, and full-height built-in wardrobes. The bathroom is fitted with a modern suite, including WC, pedestal wash hand basin, and a panelled bath with an overhead shower.

Externally, the property benefits from one allocated parking space and on street parking also available. Residents enjoy access to communal front and rear gardens**, which are maintained by the management company and provide an attractive green space for outdoor relaxation.

This apartment is set within a well-regarded residential block and will appeal to buyers seeking an affordable and convenient home in a central Southampton location.

ACCOMMODATION

Entrance Hall
10'01" x 3'9"

Fitted storage cupboard, fire door to Front aspect.

Kitchen
12'35" x 6'73"

Wall and base units, laminate worktops, stainless steel sink and drainer, freestanding gas cooker, appliances, combination boiler, double-glazed window.

Lounge
16'22" x 12'56"

Double-glazed bay window to front aspect, radiator, TV point, ample living space.

Bedroom
9'96" x 9'56"

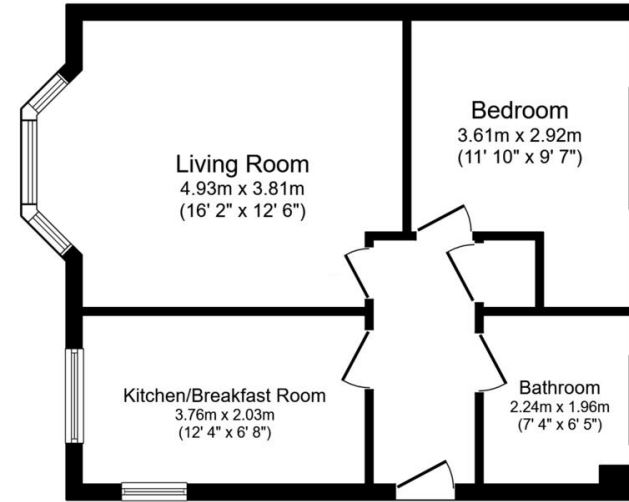
Double-glazed window to rear aspect, radiator, built-in

EPC Rating: **78C**
Council Tax Band: **A**





Floorplan



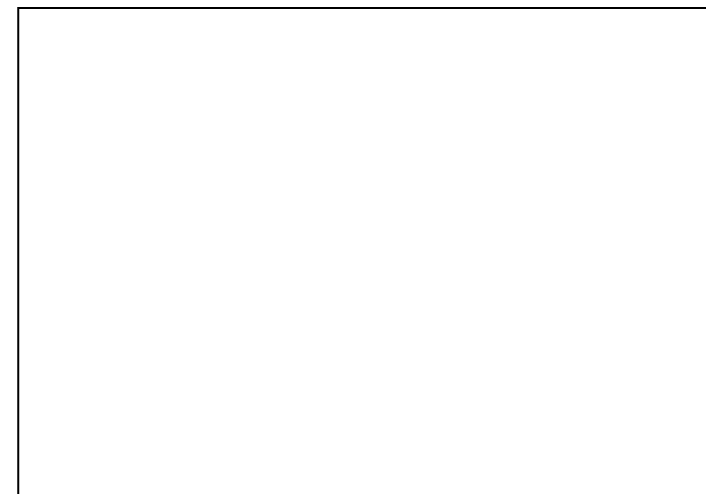
First Floor
Floor area 45.9 sq.m. (494 sq.ft.)

Total floor area: 45.9 sq.m. (494 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Property Features

- ONE ALLOCATED OFF-ROAD PARKING SPACE
- COMMUNAL FRONT AND REAR GARDENS
- SPACIOUS DOUBLE BEDROOM WITH BUILT-IN WARDROBES
- LARGE BAY-FRONTED LOUNGE
- MODERN FITTED KITCHEN WITH COMBINATION BOILER
- THREE-PIECE BATHROOM WITH OVERHEAD SHOWER
- FIRST FLOOR POSITION WITH NATURAL LIGHT THROUGHOUT
- SOUGHT-AFTER INNER AVENUE LOCATION
- CLOSE TO CITY CENTRE, UNIVERSITIES AND STATIONS
- IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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