Hound Manor
Netley Abbey
Southampton
Hampshire
SO31 5JS

£210,000











- Two-bedroom apartment on top floor of Grade II Listed Manor House

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Ref: PRA12807

Viewing Instructions: Strictly By Appointment Only

General Description

A wonderfully maintained two-bedroom, second floor apartment nestled within the historic charm of a Grade II listed Manor House. Being offered with no forward chain.

Accommodation

COMMUNAL AREAS

Well lit communal hallway leading to apartment on second floor.

Living Room (21' 11" x 10' 8") or (6.67m x 3.25m)

Wooden front door. Original sash window to front. Carpet. Deep moulded skirting boards. Two radiators. Access to breaker switches and electric meter. Secure entry intercom. Two built-in storage cupboards. Opening to hallway.

Hallway

Carpet. Deep moulded skirting boards. Doorways lead to all rooms.

Kitchen (11' 10" x 8' 2") or (3.60m x 2.50m)

Original sash window to front. Vinyl flooring. Deep moulded skirting boards. Radiator. Full range of matching wall and base units. One of the wall units houses the boiler. Integrated fridge freezer. Integrated double electric oven. Four point induction hob. Space and plumbing for washing machine and slim line dishwasher. Wood effect work surfaces incorporating breakfast bar. Stainless steel sink and a half with drainer and chrome mixer tap.

Bathroom (8' 2" x 6' 7") or (2.50m x 2.0m)

Tiled flooring. Deep moulded skirting boards. Half tiled walls. White panel bath with glass screen and electric shower above. White wash basin with chrome mixer tap vanity unit below. Low level WC with concealed cistern. Inset spotlights. Extractor fan. White heated towel rail.

Bedroom 1 (10' 9" x 11' 10") or (3.28m x 3.60m)

Dual aspect with original sash windows to front and side. Carpet. Deep moulded skirting boards. Radiator. Built in wardrobe with mirrored sliding doors.

Bedroom 2 (10' 9" x 8' 11") or (3.28m x 2.73m)

Dual aspect with original sash windows to rear and side. Carpet. Deep moulded skirting boards. Radiator. Built in wardrobe.

Other

Eastleigh Borough Council Tax Band C £2148.01 2026/27 charges.
Length remaining on lease: 89 years
Service charge: £265.73 per month, including water, buildings insurance and monthly window clean
Vendors position: No forward chain

Services

EPC Rating:73

Tenure

We are informed that the tenure is Share of Freehold

Council Tax

Band Not Specified





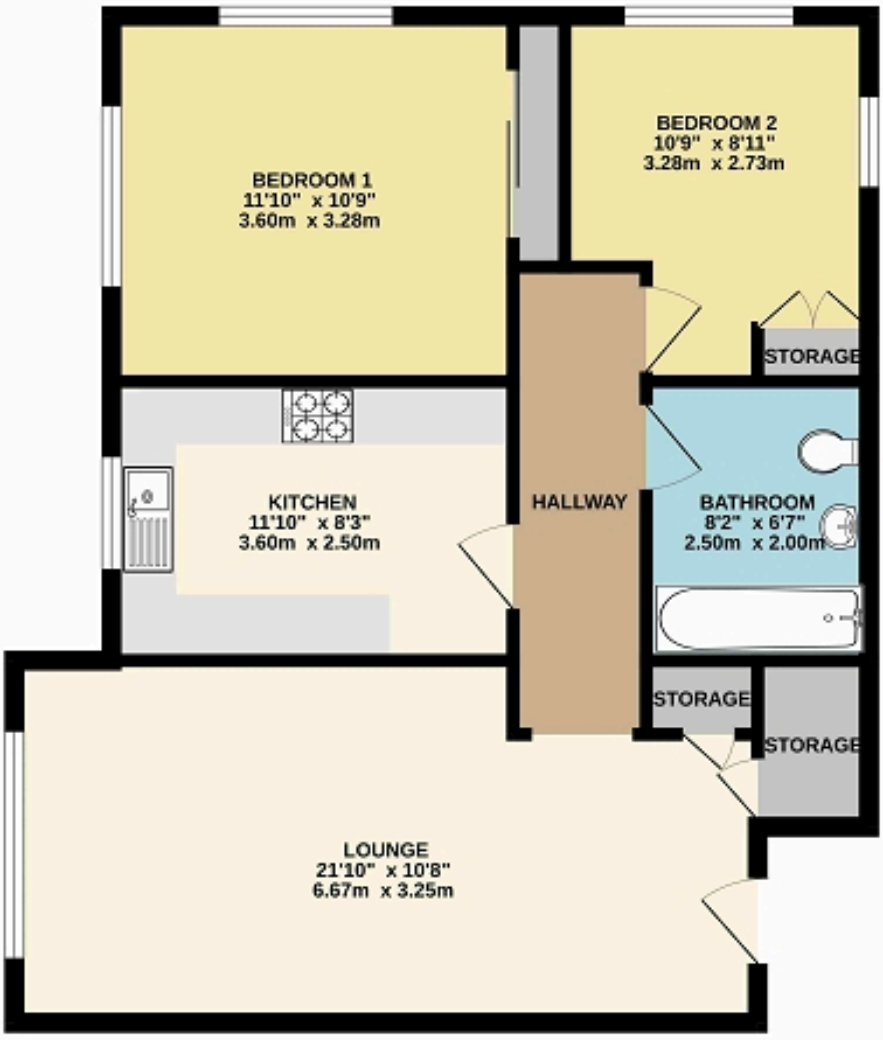









GROUND FLOOR
671 sq.ft. (62.4 sq.m.) approx.



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Stamp duty is not payable up to £125,000. From £125,001 to £250,000 - 2% of Purchase Price. From £250,001 to £925,000 - 5% of Purchase Price. From £925,001 to £1,500,000 - 10% of Purchase Price. From £1,500,001 onwards - 12% of Purchase Price. N.B. Stamp Duty is paid by the purchaser and not the vendor. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.