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**TOWER HOUSE  
SWIFT ROAD  
WOOLSTON  
SOUTHAMPTON  
SO19 9PH**



**BEAUTIFULLY PRESENTED GROUND FLOOR, TWO-BEDROOM APARTMENT WITH CONTEMPORARY INTERIORS AND  
A PRIVATE ENCLOSED GARDEN, SITUATED IN A POPULAR RESIDENTIAL LOCATION. VIEWING RECOMMENDED.**

**£190,000 Leasehold**

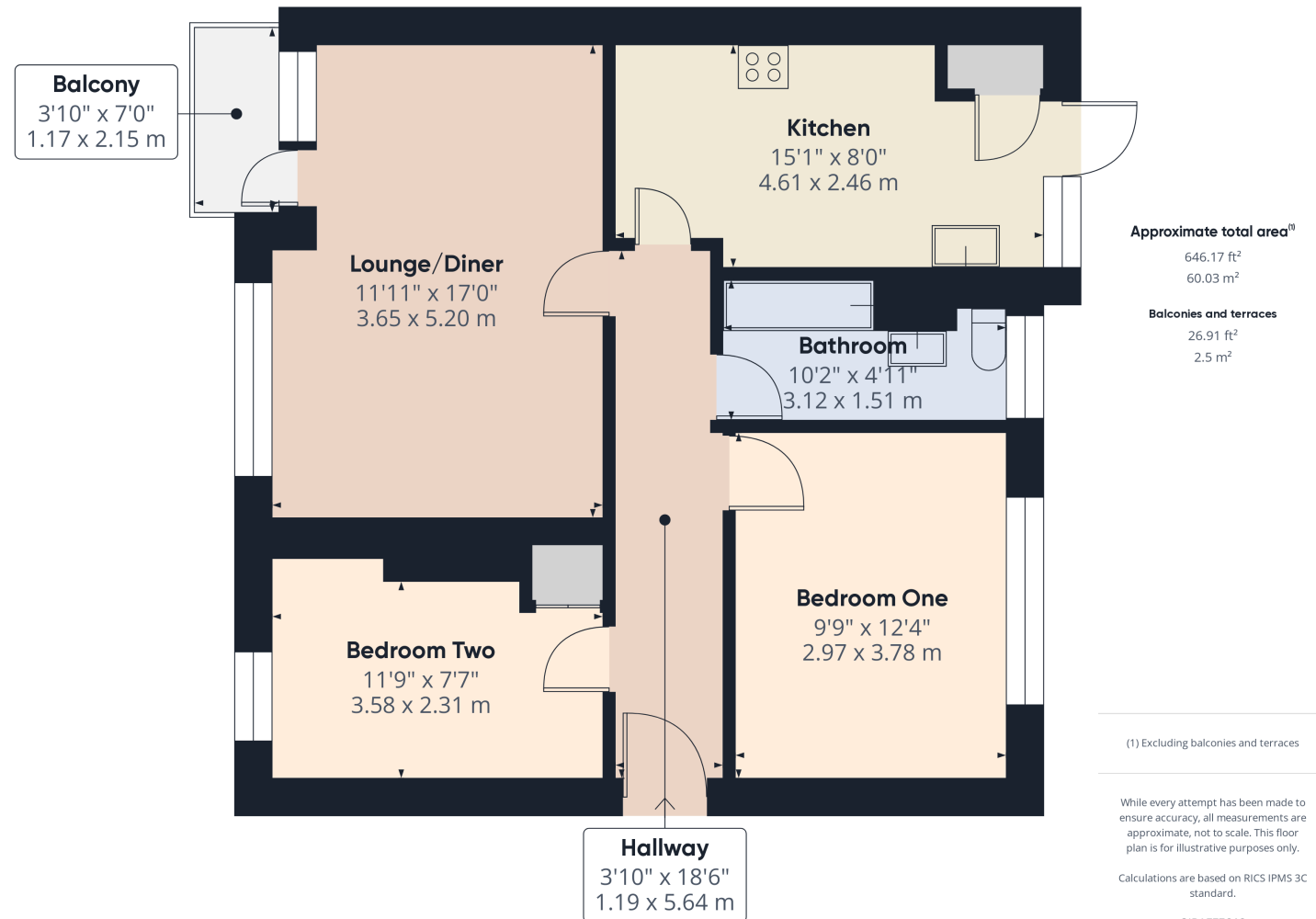
Beautifully presented two bedroom ground floor apartment in the popular residential location of Woolston. The apartment has been loving renovated and boasts delightful, contemporary interiors allowing the new owner to move with minimal fuss. The accommodation benefits from gas fired heating and double glazing and boasts a lounge/diner, kitchen, two bedrooms and a bathroom. Outside, is a balcony to the front aspect and a private enclosed garden to the rear, a rare find with most apartments. There is the added benefit of a brick built store in a block.

This property will appeal to a range of buyers. Don't miss out on the opportunity to make this your new home, call us today to secure a viewing.

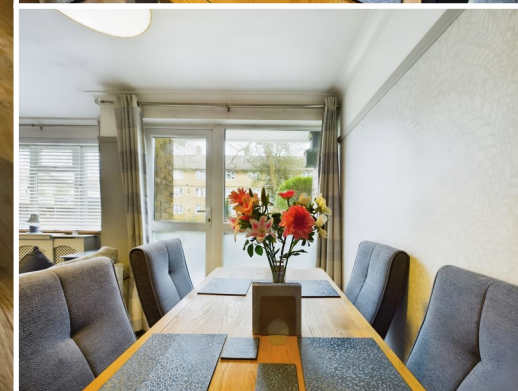
Woolston is a vibrant area in Southampton with a great mix of amenities, making it a popular choice for those seeking a well-connected location to reside.

The property is set a short walk from local shops, cafes, and services, whilst Woolston's High Street offers further options for dining and leisure facilities. Families will appreciate the proximity to a number of well-regarded schools. Outdoor enthusiasts will appreciate picturesque walks in the nearby recreation ground and Weston Shore offers waterside walks, picnic areas, and other recreational activities.

The area boasts great transport links, with Woolston train station in close proximity, providing direct connections to Southampton Central and beyond. The property also enjoys easy access to the M27, ideal for commuting. Regular bus routes run into the City Centre, further enhancing the appeal of the location.



The communal area of the apartment block is accessed by a security intercom system. Upon entering the property, you are welcomed by the hallway offering space to remove your shoes and hang your outdoor wear. There are doors to all rooms. The well-proportioned lounge diner is a light filled space, with a window in the living area and a door in the dining area opening onto the balcony. This room is, in our opinion, perfect for both relaxing and entertaining.



The contemporary kitchen comprises of a comprehensive range of wall and floor mounted units with a worksurface over. There is space for a range cooker, space and plumbing for a washing machine and tumble dryer. A storage cupboard houses the boiler. A glazed door and window open out into the garden area.





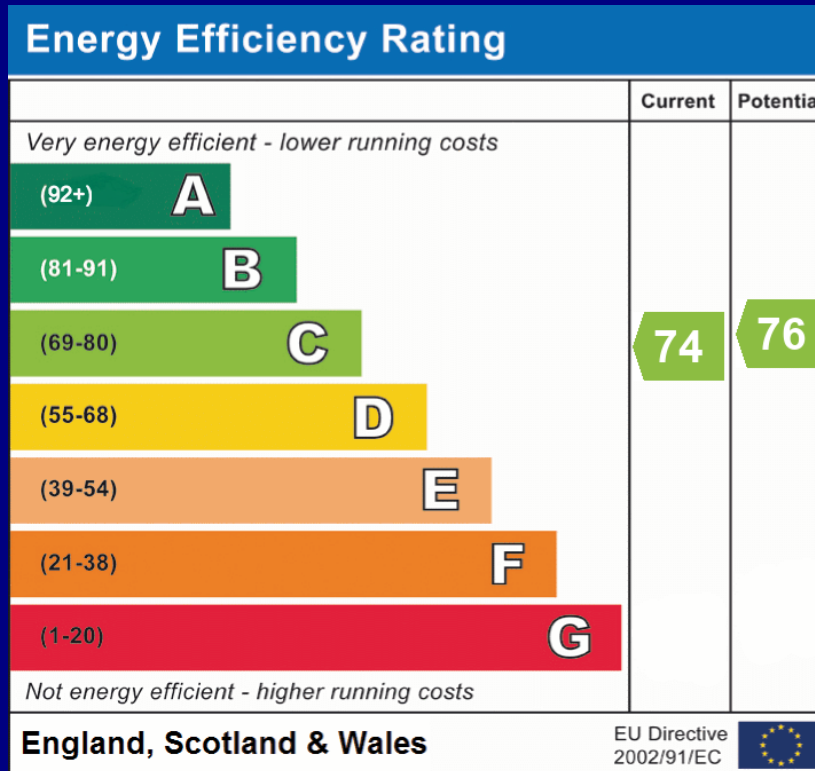
Bedroom one is a good-sized double room with a rear elevation window overlooking the garden. Bedroom two offers a front elevation window and a handy built-in storage cupboard. The modern bathroom is tiled to principal areas with a rear elevation obscured window. The three-piece suite comprises of a panel enclosed bath with a shower attachment over, a wash hand basin and a low-level WC.



The garden is enclosed by timber fencing with a pedestrian access gate. It is largely flagstone paved and offers the ideal spot for outdoor entertaining and al fresco dining. There is an outside tap and outdoor power socket. The property benefits from a brick built storage unit in a block.

Archery Recreation Ground





**COUNCIL TAX BAND: A - Southampton City Council. Charges for 2024/25 £1,438.00.**

**LEASEHOLD: Residue of 125 years from 1st January 1993. Monthly service charge (includes insurance and ground rent) £57.65.**

**UTILITIES: Mains gas, electricity, water and drainage.**

**Viewings strictly by appointment with Manns and Manns only. To arrange a viewing please contact us.**

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Nothing in these particulars shall be deemed to be a statement that the property is in good repair or condition or otherwise, nor that services or facilities are in good working order. All areas and measurements are approximate. Any reference to alterations or use is not intended to be a statement that any necessary planning, building regulation, listed building or any other consent has been obtained.

No fixtures and fittings are included in any sale of a property, unless explicitly agreed in writing with the agent once agreed with the seller (s).

Manns and Manns may use AI images to show empty properties with furniture, this is purely provided as a guide. Fixtures and fittings are not included, and purchasers must satisfy themselves with their own measurements to check furniture of their choosing fits the relevant spaces.