



Rosida Gardens, 23 Hill Lane, Southampton SO15 5PA

£235,000 *Leasehold*

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**Winkworth**



## TWO BEDROOM TWO BATHROOM APARTMENT CLOSE TO SOUTHAMPTON TRAIN STATION

This charming top floor apartment, is a level walk into Southampton town centre. Ideally situated on Hill Lane, a highly desirable location, as it offers easy access to popular schools, transport links, local amenities, and Southampton Main Line train station. Southampton offers a busy high street, West Quay shopping centre and Retail Park. For those looking for bars and restaurant you are in luck with plenty within walking distance. Southampton also offers a Common with over 300 acres of parkland popular all year round with families and keen athletic types. City Centre has always been a great location for those looking to commute to London with regular lines direct to Waterloo station and for those looking for a motorway link to the M3 this can be found from The Avenue.

Apartment 45 Rosida Gardens, is a beautifully appointed two-bedroom, two-bathroom top-floor apartment offering an abundance of space and natural light. The generously proportioned lounge/diner is flooded with sunlight through its numerous windows, while high ceilings enhance the sense of openness. A curved bay creates an attractive focal point, adding character and charm to the room. The contemporary kitchen is well-equipped with a wide range of eye and base level units, providing plenty of worktop space for cooking and preparation. The principal bedroom features the added convenience of an en-suite shower room, while the second bedroom is served by a stylish family bathroom. This apartment offers both comfort and modern living in a highly desirable location.

Externally, the well-maintained communal gardens provide outdoor space, and the apartment comes with one allocated underground parking space. Residents also benefit from an on-site gym, perfect for staying active, and a lift that provides easy access to all floors. The apartment also includes a separate, internal lockable storage cupboard located adjacent to the residents' fitness room.

- Mains Utilities
- No onward chain
- Council Tax band 'C' – Southampton City Council
- \*\*Ultrafast broadband available (\*\*Taken from Ofcom Broadband Checker)
- \*128 years of lease remaining
- \*Annual Ground Rent £200 per annum
- \* Service Charge £1,593.00 half Yearly
- \*These details are to be confirmed by the vendor's solicitors and must be verified by a buyer's solicitor.



**Address: Flat 45, Rosida Gardens, 23  
Hill Lane, Southampton SO15 5PA**

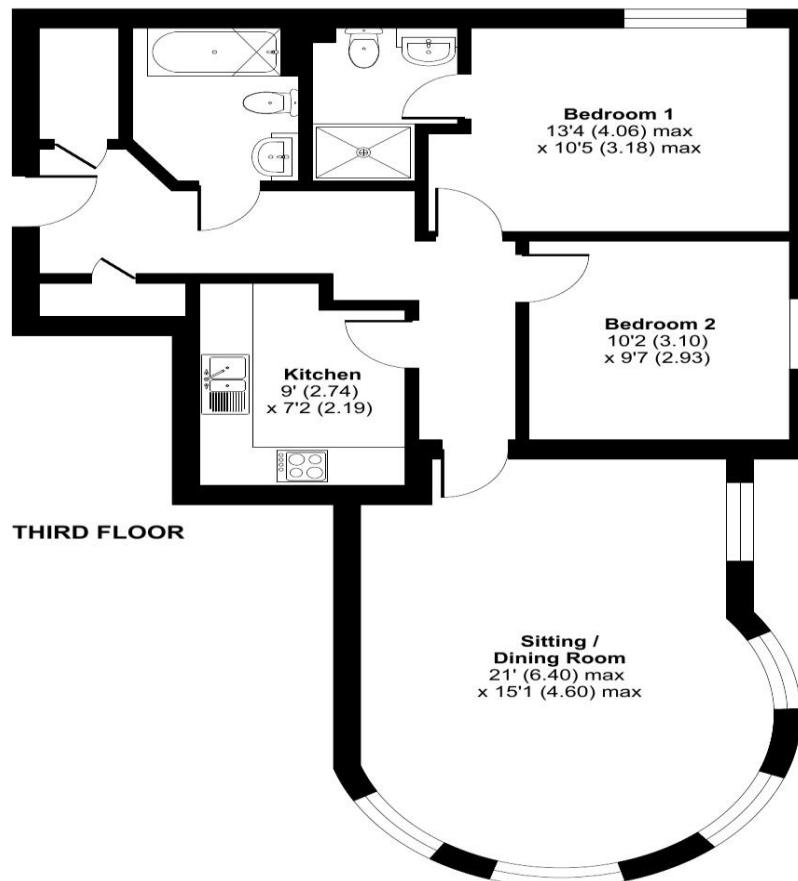
**Council Tax Band: 'C' Southampton  
City Council  
EPC: 'C'**



## **Hill Lane, Southampton, SO15**

Approximate Area = 854 sq ft / 79.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2026. Produced for Johnson Wells T/A Winkworth Estate Agents. REF: 1400425

**[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)**

**Winkworth Romsey**  
18 Market Place, Romsey, Hampshire, SO51 8NA  
01794 511911 | [romsey@winkworth.co.uk](mailto:romsey@winkworth.co.uk)

**[winkworth.co.uk/romsey](http://winkworth.co.uk/romsey)**

**Winkworth Winchester**  
2 Black Swan Buildings, Southgate Street,  
Winchester, Hampshire, SO23 9DT  
01962 866777 | [winchester@winkworth.co.uk](mailto:winchester@winkworth.co.uk)

**Winkworth Mayfair & Country House  
Department**  
11 Berkeley Street, Mayfair, London, W1J 8DS  
020 7871 0589 | [countryhouse@winkworth.co.uk](mailto:countryhouse@winkworth.co.uk)

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