



Kimber House, High Street, Southampton, SO14 2EB



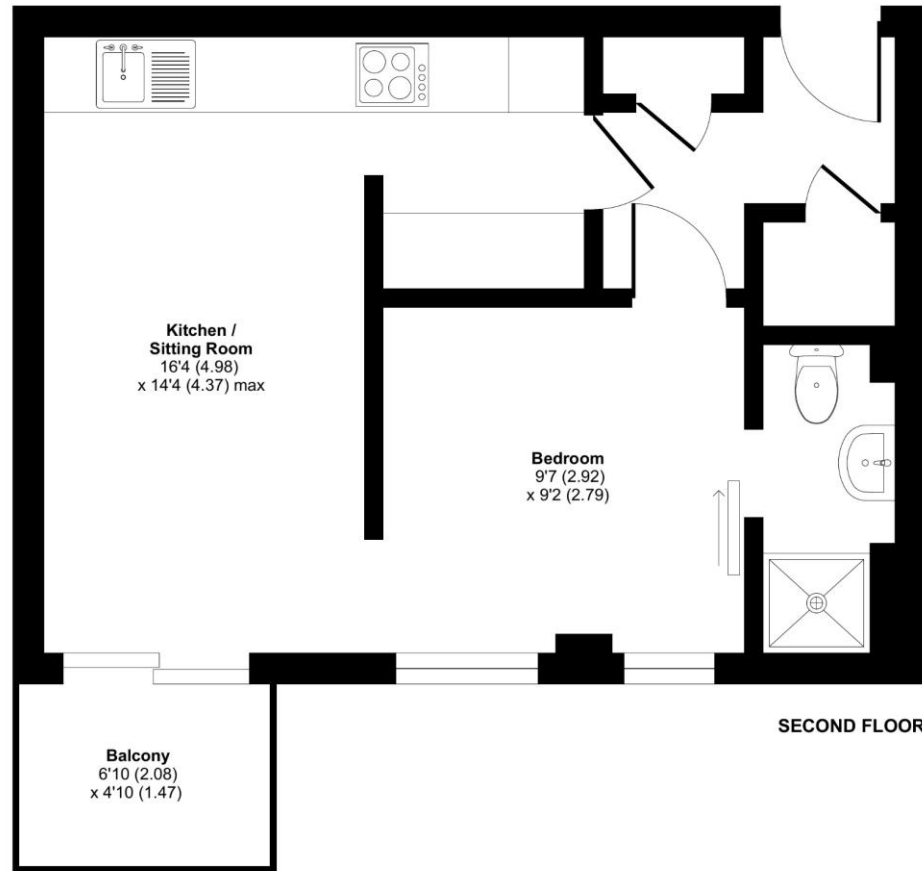
## ACCOMMODATION

Kimber House is located at the bottom end of the old High Street, just a short distance from the bustling Southampton High Street, Ocean Village Marina and Oxford Street, where you can find a wide range of shops, bars, restaurants, supermarkets and other leisure facilities. Located on the upper floor, this delightful one-bedroom modern city pad would make an ideal investment purchase as the property is currently tenanted. The accommodation comprises an entrance hall with fitted storage, a well-presented double bedroom with an en-suite shower room, a neutrally decorated living area and a well-equipped white gloss fitted kitchen. Some key benefits just to name a few include a delightful balcony boasting a quiet aspect, UPVC double glazing, electric heating, a secure telephone entry system and a lift providing access to all floors in the development.



Approximate Area = 369 sq ft / 34 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

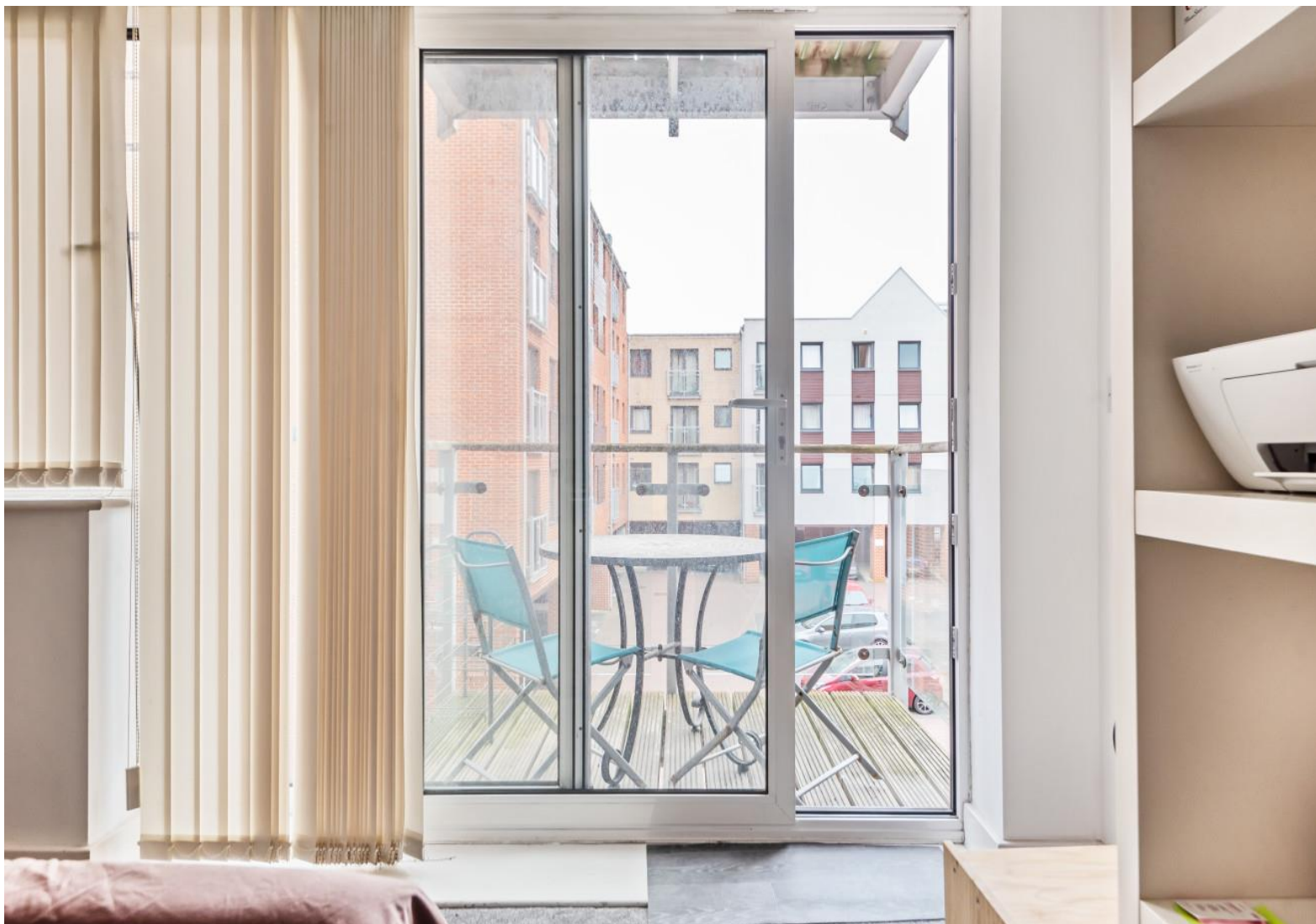


Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 880979



## SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier league football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



#### **SPECIFICATION**

- Modern city apartment
- Well-presented double bedroom
- Fitted kitchen
- Balcony
- UPVC double glazing & electric heating
- Secure telephone entry system
- Close to local amenities
- Sought-after location

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: B

#### **GUIDE PRICE**

Offers In The Region Of £120,000

#### **TENURE**

Leasehold

Unexpired Years: 115 years remaining

Annual Ground Rent: £150.00

Annual Service Charge: £1,100.00

These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.