

Guildhall Apartments, Park Walk, Southampton, Hampshire SO14 7BL



SPECIFICATION

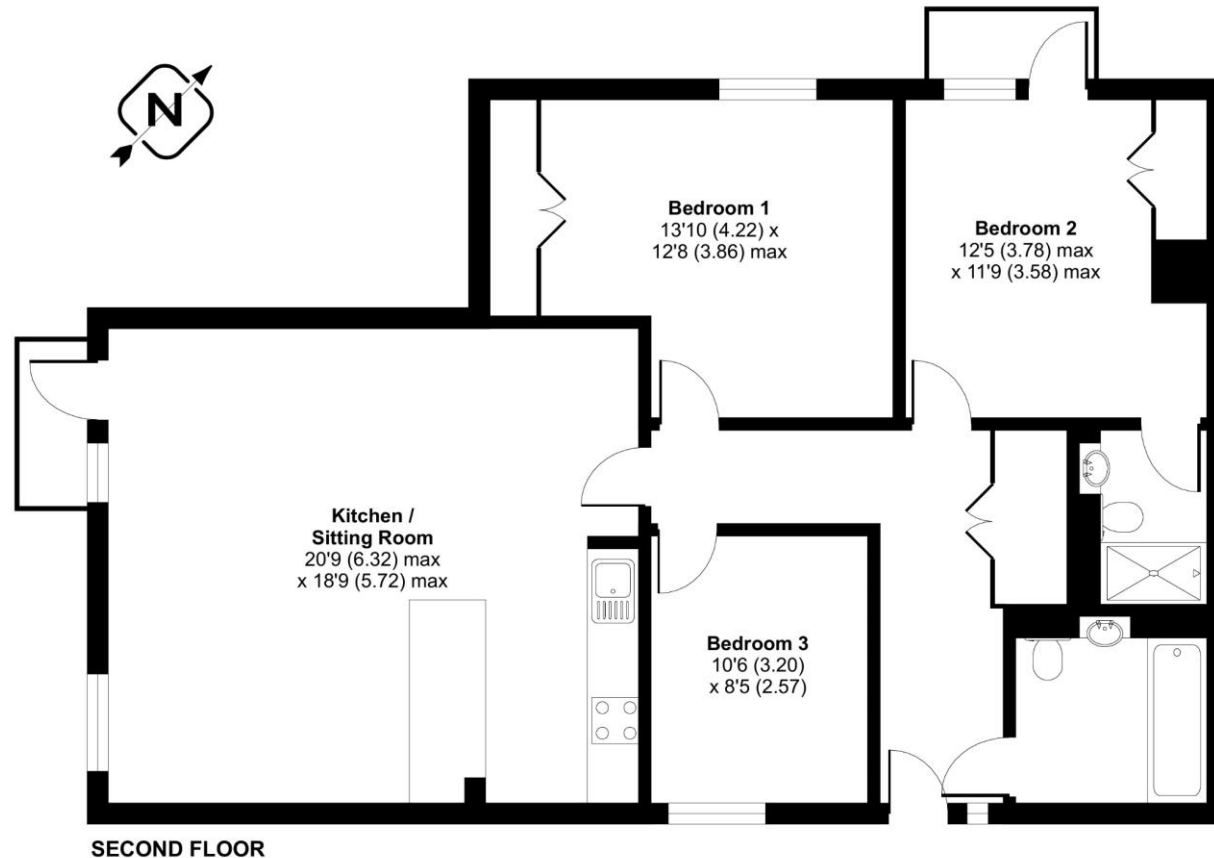
- Beautiful spacious apartment
- Three bedrooms
- Generous sitting/kitchen/diner
- Two large outdoor areas
- Secure parking with car lift
- No forward chain

ACCOMMODATION

Positioned on the upper floor and accessed via a secure courtyard benefiting from its own entrance this beautiful apartment is over 1,000 square feet, featuring an amazing open plan kitchen/sitting/dining room that is the epitome of modern lifestyles. A fantastic spacious and private balcony looks out onto Guildhall Square. Three generous double bedrooms are served by an en-suite shower room and a family bathroom all finished to an excellent specification and attention to detail. An additional residents' terrace is accessed from the second bedroom. An impressive vehicular lift at street level descends down to the secure undercroft parking space where there is also a lockable communal bike storage. The property is within walking distance to shops, bars, cafes and restaurants, together with art galleries and the Nuffield theatre are all on your doorstep.

Total = 97.8 sq ft / 9.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(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). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 805328



LOCAL AUTHORITY

Southampton City Council

GUIDE PRICE

£350,000

TENURE

Leasehold

Unexpired Years: 119 years remaining

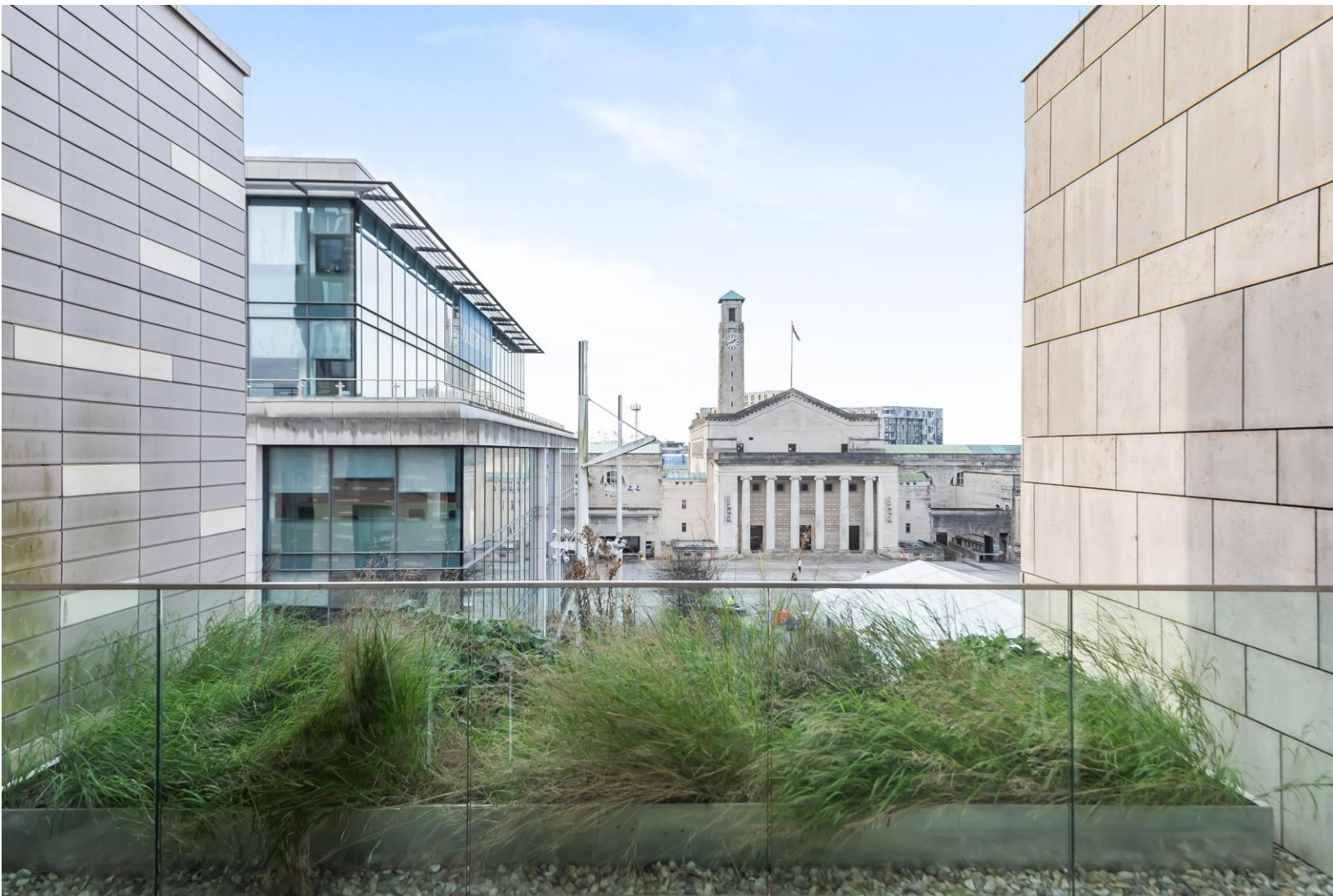
Annual Service Charge: £3,632.00

Annual Ground Rent: £400

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

SITUATION

The cultural quarter is a vibrant city centre location and home to the Nuffield theatre, Seacity museum, John Hansard gallery and the civic centre that contains the Guildhall concert venue, library and the highly acclaimed art gallery. A host of popular cafes, bars and restaurants cater for every taste and the nearby Mayflower Theatre is one of the finest on the south coast. Offering a fast route to Waterloo, the central railway station is within walking distance at the end of Commercial Road. Local parks provide attractive walks and lead to the thriving precinct that includes the West Quay shopping mall and entertainment centre with a bowling alley, the cinema de lux and extensive eateries. Solent University and the main campus are within easy reach and the M3 & M27 motorway networks are within comfortable driving distance linking to regional towns and cities.



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