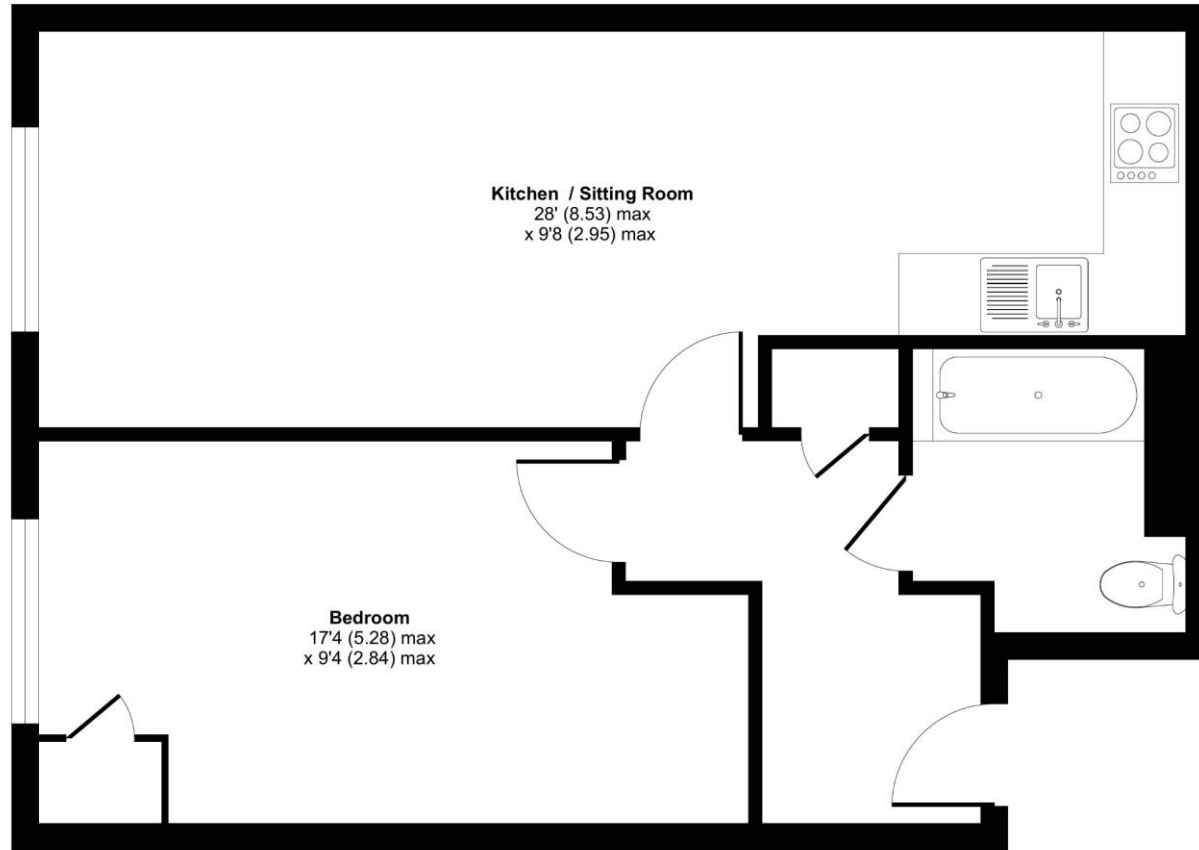


ACCOMMODATION

If you are looking for a property close to Southampton General Hospital then this excellent one double bedroom top floor apartment could be just for you. Located on Coxford Road opposite the main hospital itself, it couldn't be better situated. The apartment is generous in size and in our opinion is larger than most with the accommodation consisting of a spacious sitting room opening into a fitted kitchen complete with white eye and base units, integrated oven and gas hob with space for washing machine and fridge/freezer. The bedroom is a good sized double and is served by a well maintained three-piece white bathroom suite. As an investment there would be no delay in renting this apartment as it is now being offered with no forward chain or alternatively as a first home. Other benefits include neutral decor, spacious rooms, gas central heating, and access out onto the sizeable communal roof terrace.

Approximate Area = 518 sq ft / 48 sq m

For identification only - Not to scale



THIRD FLOOR



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: 819428



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	84
(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	

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, Mayflower and Nuffield 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

- Excellent top floor apartment
- Close to Southampton General Hospital
- Potential investment property
- Spacious open plan living
- Good sized double bedroom
- Communal roof terrace

LOCAL AUTHORITY

Southampton City Council

GUIDE PRICE

Asking Price £165,000

TENURE

Leasehold

Unexpired Years: 145 year remaining

Annual Ground Rent: £200.00

Annual Service Charge: Approx. £1200.00

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