



West Central, 20 Portland Street, Southampton, Hampshire, SO14 7BH

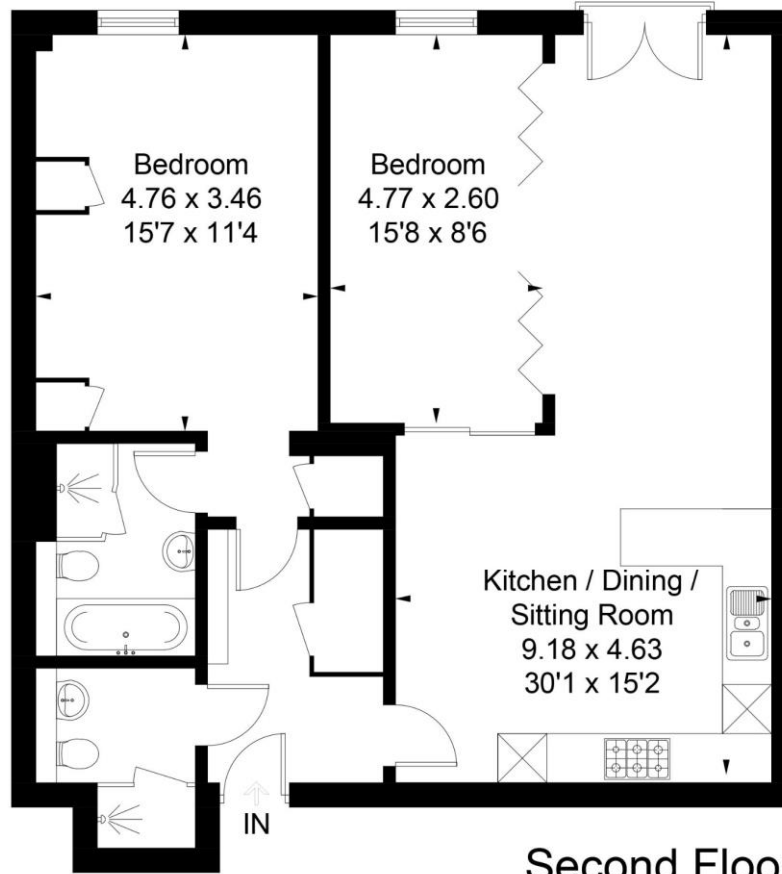


ACCOMMODATION

Modern two-bedroom second floor apartment, in a prime city centre location with local amenities on your doorstep. An ideal investment, or first time buy the property provides flexible living accommodation with an open plan spacious kitchen/sitting room/dining room complete with a Juliet balcony. The spacious principal bedroom hosts an en-suite bathroom and is generous in size, with a smaller second bedroom that opens out to the living area via folding doors, which could be used as a study or additional reception room if required. There is also a second shower room for added convenience. Further benefits include fitted wardrobes in the principal bedroom, secure underground parking for one car, underfloor heating and a well-presented communal outside space to relax. There is a lift to all floors and the apartment is being offered for sale with no forward chain.



Approximate Area = 83.3 sq m / 897 sq ft

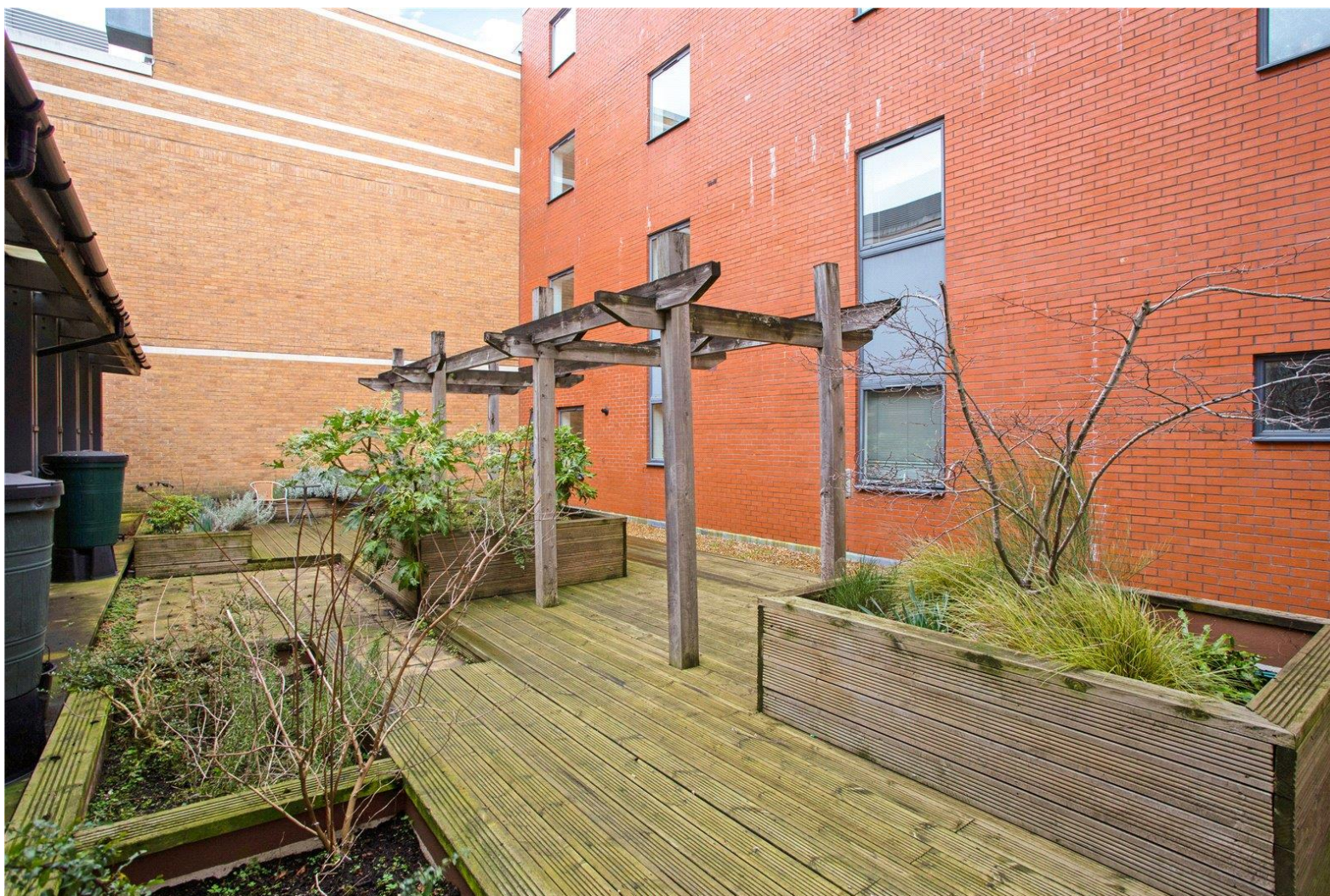


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	80	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 293410

SITUATION

Superbly set in the heart of the vibrant city of Southampton, approximately 1 mile from Southampton main line train station which has services to London Waterloo (approximately 1 hour and 20 minutes journey), Winchester and The New Forest. The city offers many facilities and amenities including shops, restaurants, bars and a large cinema. Ocean Village Marina, West Quay Shopping Centre and Oxford Street have many vibrant restaurants and contemporary bars as well as retail outlets. The city centre also offers many green areas to explore, including a series of central parks that run through the main shopping district and the sprawling Southampton Common just minutes away, with its 365 acres of woodland, ponds, lakes and parkland.



SPECIFICATION

- Second floor apartment
- Two bedrooms
- Flexible accommodation
- Open plan kitchen/dining/sitting room
- En-suite to principal bedroom
- Separate shower room
- Gas central underfloor heating
- Secure allocated parking space

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

ASKING PRICE

£225,000

TENURE

Leasehold
Unexpired Years: 976
Annual Ground Rent: 85
Ground Rent Increase: TBC
Ground Rent Review Period: TBC
Annual Service: £1875
These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.

SERVICES

Mains gas, water, electricity and drainage