



Oxford Heights, 42 Orchard Place, Southampton, Hampshire, SO14 3LT

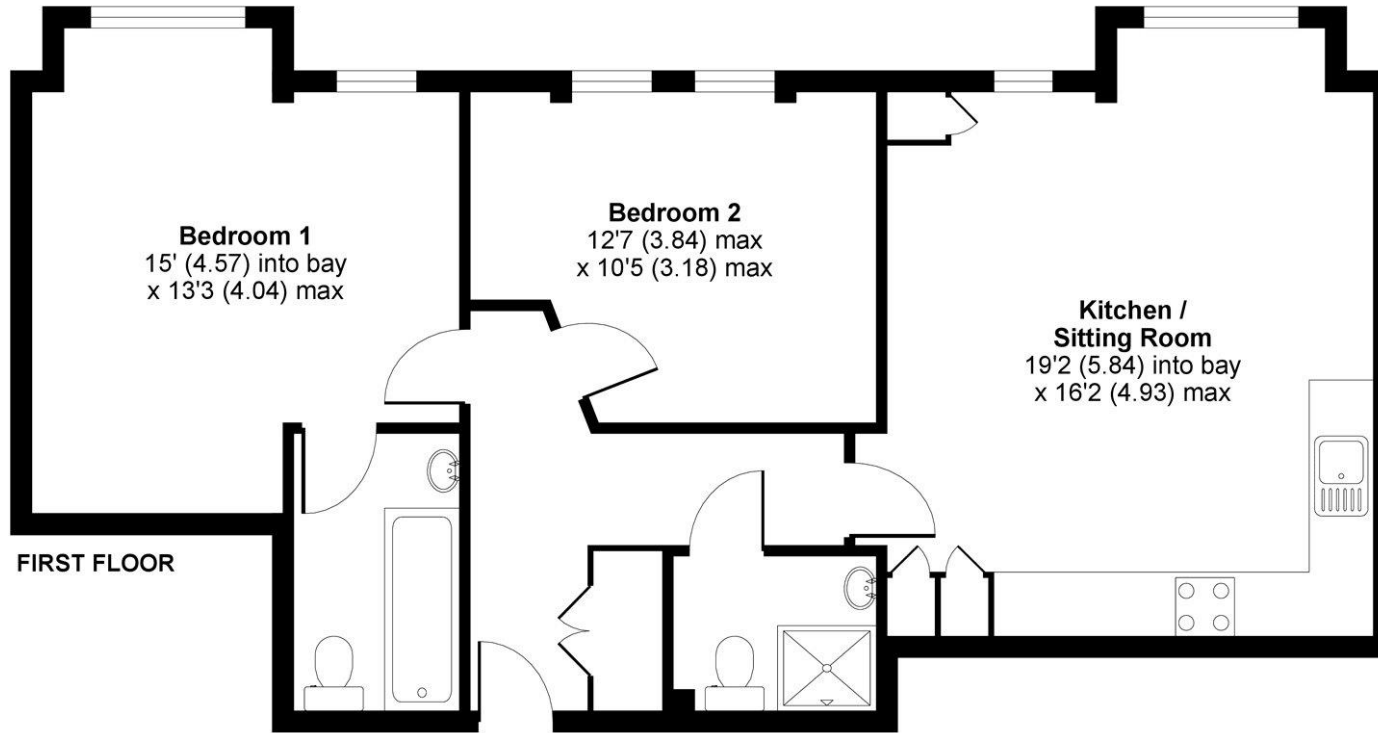


## ACCOMMODATION

A modern and spacious two double bedroom first-floor apartment in a highly sought-after location in the heart of Southampton with everything the city dweller needs close by. The property was converted by a respected local developer and would appeal to a purchaser seeking a stylish home boasting a high specification that includes bespoke Porcelanosa sanitary ware. Of interest to a wide variety of buyers, including first time buyers and downsizers seeking a "lock up and leave" home, the property may also appeal to investors due to the fantastic achievable rents in the building, the close proximity of Ocean Village, universities and the central railway station. As you enter the property's hallway which leads to all principal rooms you will find the contemporary kitchen/living/dining area which is light and generous in size. The inner hallway leads to the spacious principal bedroom which is served by an ensuite. Bedroom two is also a double in size whilst the separate bathroom displays a three-piece white suite with tiled walls and flooring.

Total = 748 sq ft / 69.5 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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). © nchecon 2021. Produced for Charters Estate Agents Limited. REF: 750929



## SITUATION

Orchard Place is right in the heart of the city with the renowned Oxford Street close by being host to numerous popular well-known restaurants, bars and cafes. West Quay shopping mall, boasting the Cinema De Lux, is to be found nearby as well as the attractive central parks, which provide excellent open recreational space. The Mayflower Theatre and Guildhall hold a wide variety of live shows to suit all tastes and the city art gallery has a highly acclaimed eclectic collection. The central railway station is located close to Commercial Road and St. Marys Stadium hosts Premier League football whilst Ocean Village together with Mayflower Park are found within close proximity and offer attractive marina and waterside vistas.



#### **SPECIFICATION**

- Stylish city centre apartment
- Two generous double bedrooms
- High specification en-suite & family bathroom
- Modern open plan living
- Contemporary design
- Integrated white goods

#### **LOCAL AUTHORITY**

Southampton City Council  
Council tax band - C

#### **GUIDE PRICE**

Asking Price £225,000

#### **TENURE**

Leasehold

Unexpired years remaining – 117 years

Current annual service charge – £1140.00

Current annual ground rent – £350.00

Ground rent increase – TBC

Ground rent review period - TBC