



Alexander Place, 87 The Avenue, Southampton, Hampshire, SO17 1YB



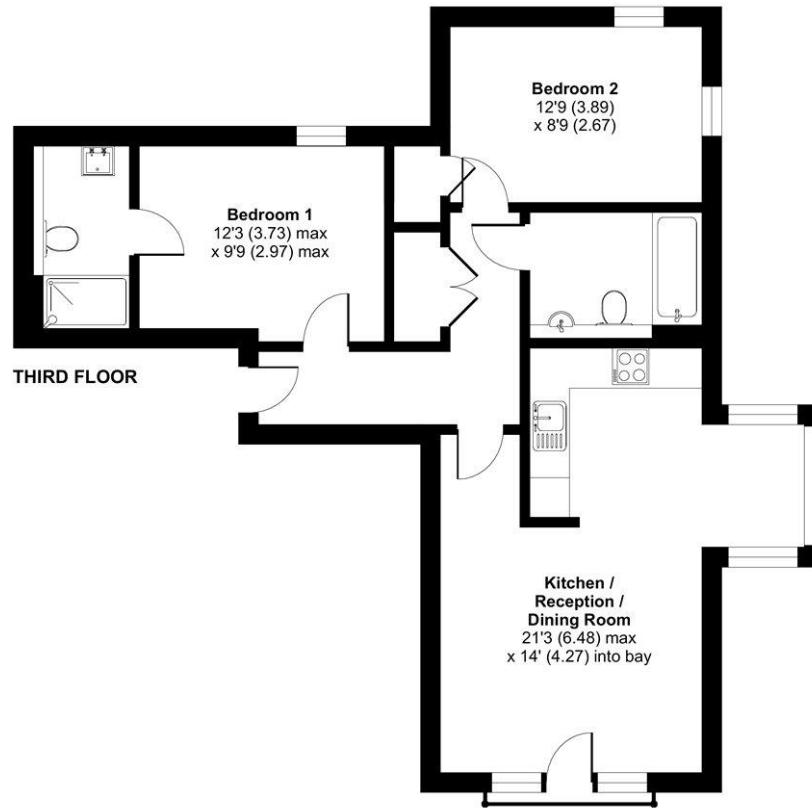
ACCOMMODATION

Situated in a secluded location, just off The Avenue, is this modern, two double bedroom, city centre apartment, with just over 750 sq. ft of internal living accommodation. This third-floor apartment is being offered with no forward chain and comprises a generous living area which is open plan to the kitchen dining area, with large floor to ceiling windows allowing an abundance of natural light. A very stylish kitchen with white and grey cabinets with a dark work top, induction hob with electric oven and integrated appliances. The principal bedroom is a generous size with access to the ensuite shower room. The second bedroom is also a very good size double with access to build in storage. Additional features include, gas central heating, secure under croft allocated parking, secure entry phone system and large storage cupboard. The property is an ideal first time buy or investment opportunity due to its close proximity to the city centre, public transport links and many other excellent amenities.



Approximate Area = 754 sq ft / 70 sq m

For identification only - Not to scale



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



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©n/checom 2022. Produced for Charters Estate Agents Limited. REF: 917623



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

- Secluded location
- Modern city centre apartment
- Offered with no forward chain
- En-suite shower room
- Secure undercroft parking
- Phone entry system

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

ASKING PRICE £250,000

TENURE

Leasehold

Unexpired Years: 117 Years remaining

Annual Ground Rent: £250.00

Annual Service Charge: £1859.12

Service charges vary, dependent on property maintenance.

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