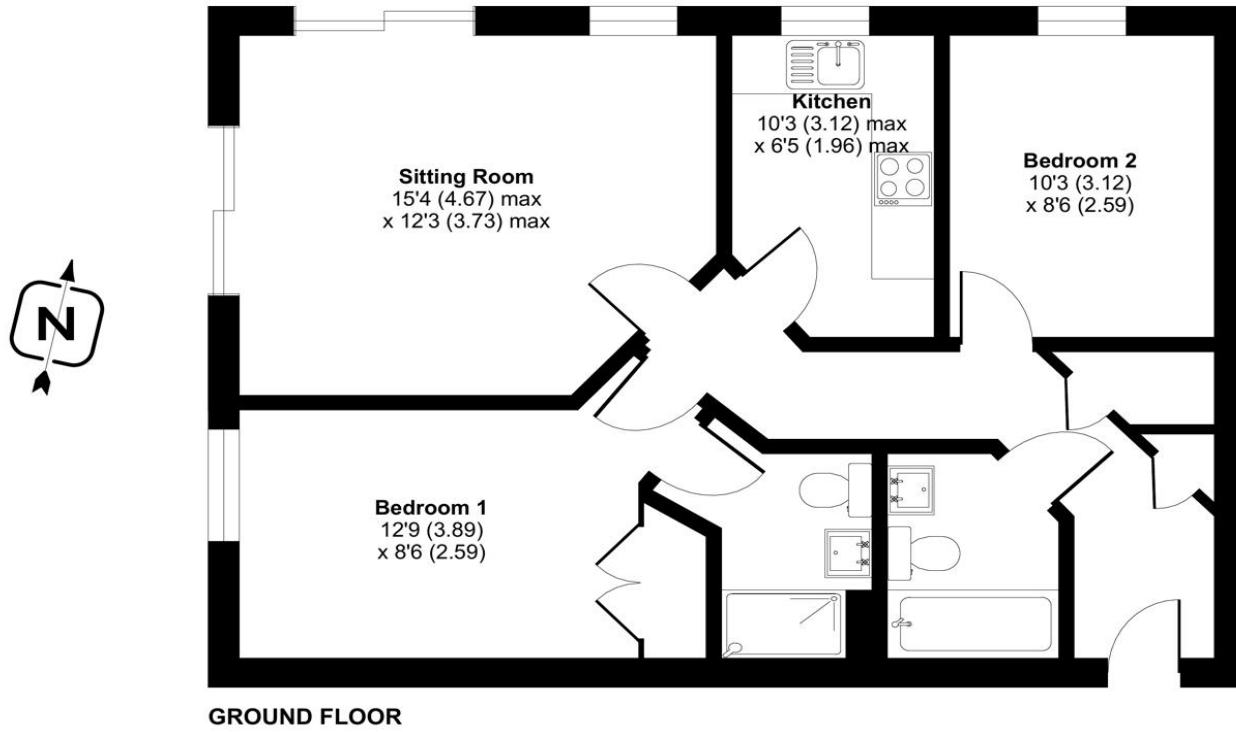


ACCOMMODATION

Located in the heart of the city centre, this spacious fourth floor two-bedroom apartment is an ideal investment. Residing in a popular and convenient location, Carpathia Drive is within close proximity of the High Street and Ocean Village with countless bars, restaurants and amenities on your doorstep. Entry to the building is via a secure intercom system and upon entry to the apartment itself, you are greeted by a generous hallway and through to a well-proportioned light and airy sitting room with two Juliet balconies, a perfect space for relaxing or entertaining guests. The kitchen enjoys ample workspace and storage space as well as space for appliances. The principal bedroom is a comfortable double, benefitting from built-in wardrobes and an en-suite shower room, with a further second double bedroom. A three-piece white bathroom suite completes the internal accommodation. Externally there is an allocated parking space and a communal bike shed.

Approximate Area = 668 sq ft / 62.1 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 943999



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

- City centre apartment
- Popular and convenient location
- Well-proportioned sitting room
- Kitchen with ample workspace
- Two double bedrooms
- Allocated parking space and a communal bike shed

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: A

GUIDE PRICE

£140,000

TENURE

Leasehold

Unexpired Years: 105 Years Remaining

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £3,288

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