





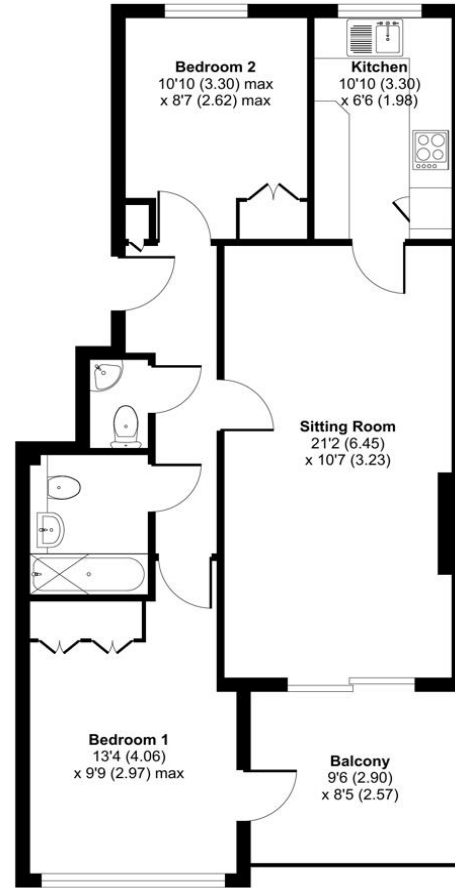
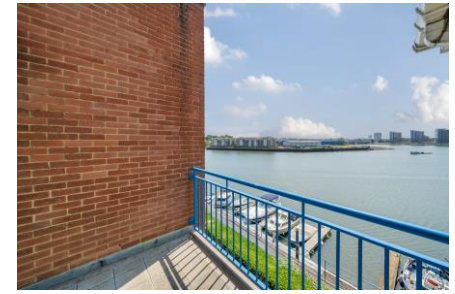
## ACCOMMODATION

Charters are delighted to offer for sale this bright and sunny two-bedroom top-floor apartment set within an exclusive development that enjoys breathtaking views from its enviable position sitting on the bank of the River Itchen. The incredible views are something you will never tire of and the position this apartment enjoys will be hard to beat, within easy reach of the city centre, central railway station, access to the M3 motorway network and the vast open spaces on offer at Riverside Park and Southampton Common. Accessed via a gated entrance, the apartment benefits from a garage with parking in front. The well-presented, light and airy accommodation is all accessed from the entrance hallway, which has a handy storage cupboard and access to the usable loft space, comprises a sitting/dining room leading out to the private balcony, which provides a wonderful place to watch the sunset, the fitted kitchen and two well-proportioned bedrooms, both served by the family bathroom and the additional WC. The absolute perfect waterside home for first-time buyers, downsizers and buy-to-let landlords alike.



Approximate Area = 651 sq ft / 60.4 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	79
(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: 995881



## 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

- Ideal first home
- Stunning riverside location with glorious views
- Sitting/dining room
- Private balcony
- Two bedrooms
- Bathroom and an additional WC
- Use of loft space
- Garage and parking
- No onwards chain

### LOCAL AUTHORITY

Southampton City Council  
Council Tax Band: C

### GUIDE PRICE

Asking Price £225,000

### TENURE

Leasehold

Unexpired Years: 102 Years Remaining

Annual Ground Rent: £150.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,680.98

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