

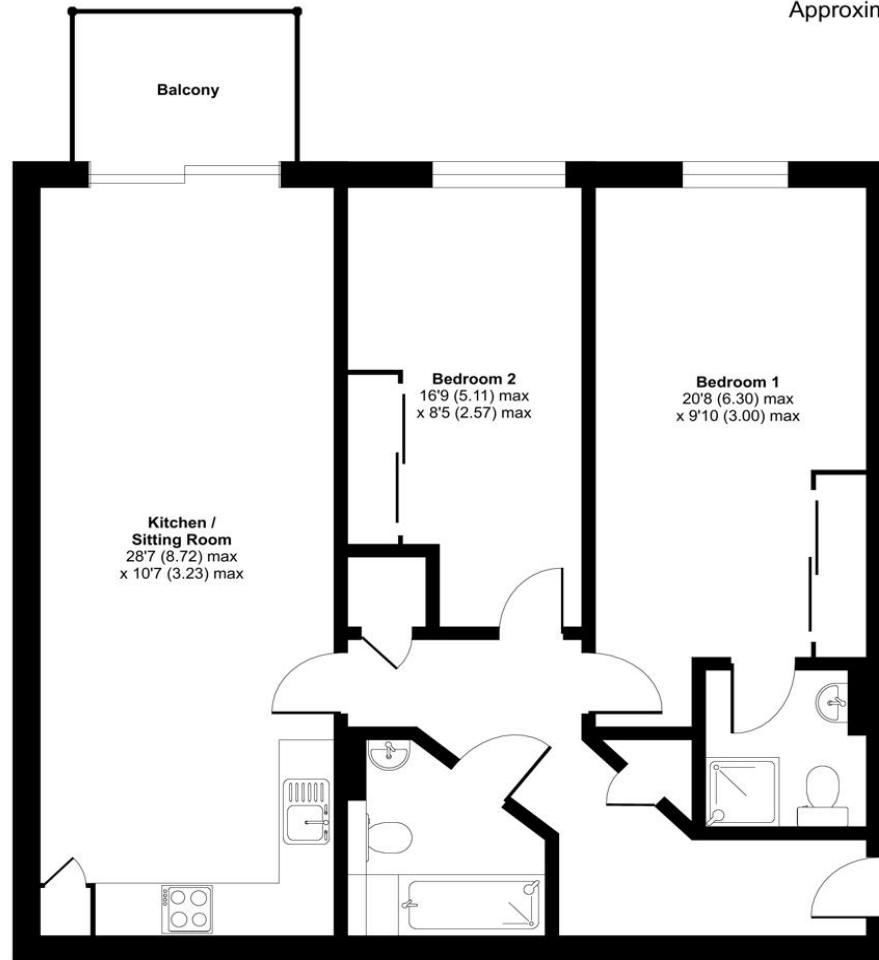


Castle Place, 117 High Street, Southampton, Hampshire, SO14 2EA



ACCOMMODATION

Castle Place is located at the bottom end of the old High Street, just a couple of minutes away from Southampton High Street, Ocean Village Marina and Oxford Street, where you can find a wide range of shops, bars, restaurants, supermarkets and other leisure facilities. Located on the top floor, this delightful two double-bedroom modern apartment would make an ideal investment or first-time buy. The welcoming entrance hallway leads to all rooms and benefits from fitted storage. The well-presented principal bedroom features an ensuite shower room and both bedrooms benefit from fitted wardrobes and partial water views in the distance. The modern open-plan fitted kitchen/sitting room is neutral in decoration and has direct access to the private balcony providing some excellent elevated views with Southampton water in the distance. Some key benefits just to name a few include a secure gated allocated parking space, aluminium double glazed windows, electric heating, two storage cupboards, a secure telephone entry system, a lift providing access to all floors in the development and the property is offered with no forward chain.



Approximate Area = 860 sq ft / 79.9 sq m
For identification only - Not to scale



FIFTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Charters Estate Agents Limited. REF: 1015933



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		81
(69-80)	C	72	
(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	

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 Southampton Common, City golf course and a sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. 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 and Mayflower 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

- Two-bedroom apartment
- Open-plan sitting room/kitchen
- Built-in storage
- Bathroom and ensuite shower room
- Private balcony
- Secure allocated parking space
- Lift to all floors
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

£220,000

TENURE

Leasehold

Unexpired Years: 84

Annual Ground Rent: £250.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2168.00

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