



Howard Road, Shirley, Southampton, Hampshire, SO15 5BN

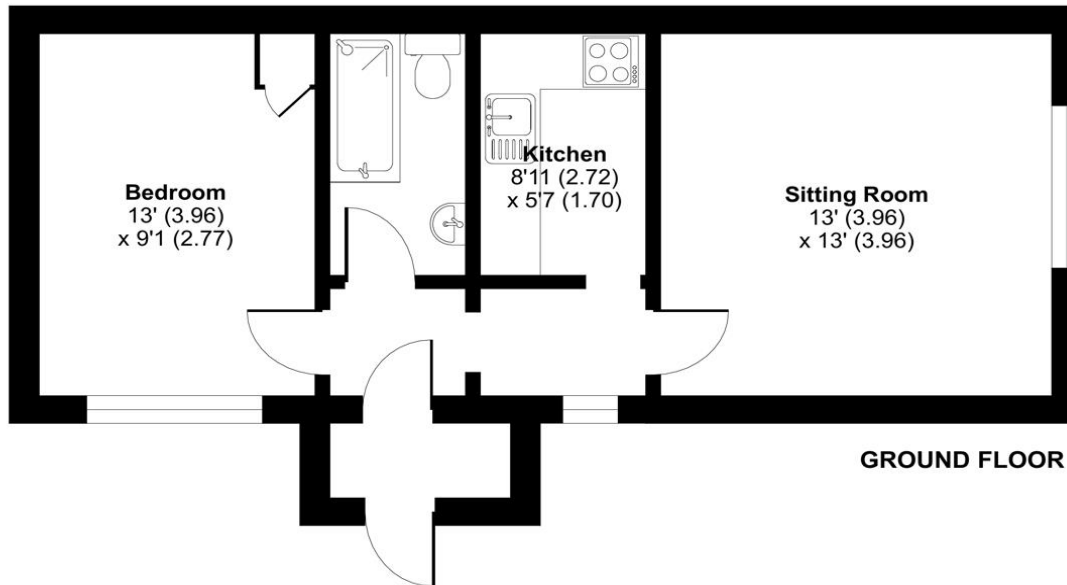


ACCOMMODATION

Located within a grand, handsome, and charming Victorian building is this ground floor converted flat with the remainder of a 999 year lease and is available to purchase with the added benefit of there being no onwards chain. The property itself would be a great choice for any first-time buyers, those downsizing, or be the perfect choice for any landlords looking to add to their portfolio. This property, though in need of renovation, is a rare opportunity to shape a home to your specifications, capitalizing on its inherent charm and prime location. The accommodation, accessed via its own private front door, comprises a sitting room, a fitted kitchen and a generously sized double bedroom, served by a fitted bathroom.

Approximate Area = 459 sq ft / 42.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	53	
(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 2024. Produced for Charters Estate Agents Limited. REF: 1080969



SITUATION

Shirley is a sought-after residential area with The Common, central railway station and city centre all within easy reach. Local shops are within walking distance whilst the extensive facilities of Shirley high street are also found nearby. An excellent bus service serving all parts of the city passes along St James road and popular schools for all ages are located within the vicinity. St James Park is within walking distance and is an extremely popular place for families with children to enjoy outdoor recreation. An indoor swimming pool is found nearby in Kentish Road and is an additional neighbourhood facility popular with children of all ages.



SPECIFICATION

- No onwards chain
- Close proximity to the city centre
- One bedroom ground floor apartment
- Ideal first home or buy to let opportunity
- Lease length circa 964 years
- Walking distance of Shirley high street

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

GUIDE PRICE

Asking Price £120,000

TENURE

Share of Freehold

Unexpired Years: 964

Annual Ground Rent: £0

Annual Service: £0

Maintenance charges apply- these are shared equally between all six flats in the building.

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