





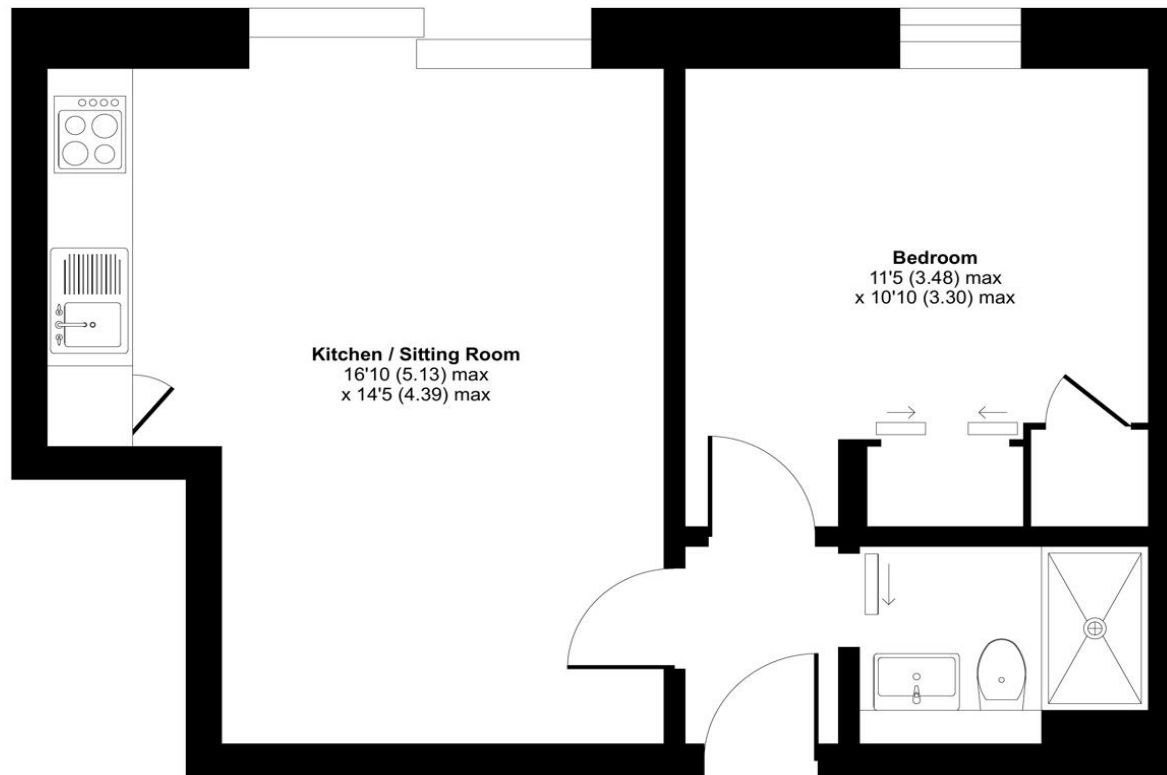
ACCOMMODATION

A new development of sixteen one-bedroom penthouses built on the top floor of both North and West Blocks at Elmfield Southampton with secure gated access to on-site communal parking. Every flat benefits from either a full-length or wrap-around private terrace giving superb views, some with substantial covered outside areas. Built to the latest high-efficiency building regulations and with roof-mounted PV panels generating solar electricity, these apartments are perfect for the modern living requirements of outside space and low running costs.

The building is a private hidden oasis of almost 3 acres behind secure electric gates, only minutes from the central railway station giving excellent access to London Waterloo. Built in the 1930s to house American passengers for the Cunard liners, The Elmfield Estate is currently undergoing a programme of refurbishment to bring it back to its former glory. Having almost 3 acres of landscaped gardens including a private woodland walk, Elmfield is unique in the city of Southampton. Only minutes from the High Street and the Central Station it is unrivalled in offering a prime central location whilst having the feeling of a country estate after entering the gates.

Approximate Area = 403 sq ft / 37.4 sq m

For identification only - Not to scale



THIRD FLOOR



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: 1016929



SITUATION

Elmfield North and West apartment buildings were built in the 1930s on the grounds of the magnificent Elmfield Lodge which was a large five-bedroom detached home with servants' quarters, a coach house, stables and a view of Southampton. In the mid-19th century, it was home to the Victorian Art collector Chambers Hall who was a patron of the artist David Charles Read. Two of Read's paintings from c.1835, 'View Near Elmfield Lodge' and 'Morning Effect at Elmfield Lodge', both now reside in the Ashmolean Museum and were extracted from the garden at Elmfield Lodge itself.

The Elmfield flats were built originally by Cunard Shipping as a stopover for the American staff of Cunard and their logo, a rosette, can be seen on both the large iron gates and the entry portals to the block. During the war, it was taken over by the military as a place from which to plan the Southampton part of the D-Day Landings and became infamous for its camouflaged grass roofs.



SPECIFICATION

- 10-year structural defects warranty
- PV Solar Panels supply general electricity and hot water
- Full-length terraces to all flats, dual aspect to corner flats with covered outside areas
- Patio sliding doors to terraces
- LED lighting
- Pre-wired for Freeview, Sky Q and Fibre Broadband
- Built-in wardrobes
- Washed light oak laminate flooring
- Carpets to bedrooms
- High-quality kitchens with built-in appliances
- Large walk-in shower rooms

LOCAL AUTHORITY

Southampton City Council (Tax Band – TBC)

ASKING PRICE

£169,950

TENURE

Leasehold – 999-year lease
Council Tax Band - TBC
No ground rent
Annual Service Charge - TBC