



The Greenwich, Gloucester Square, Southampton, Hampshire, SO14 2GJ

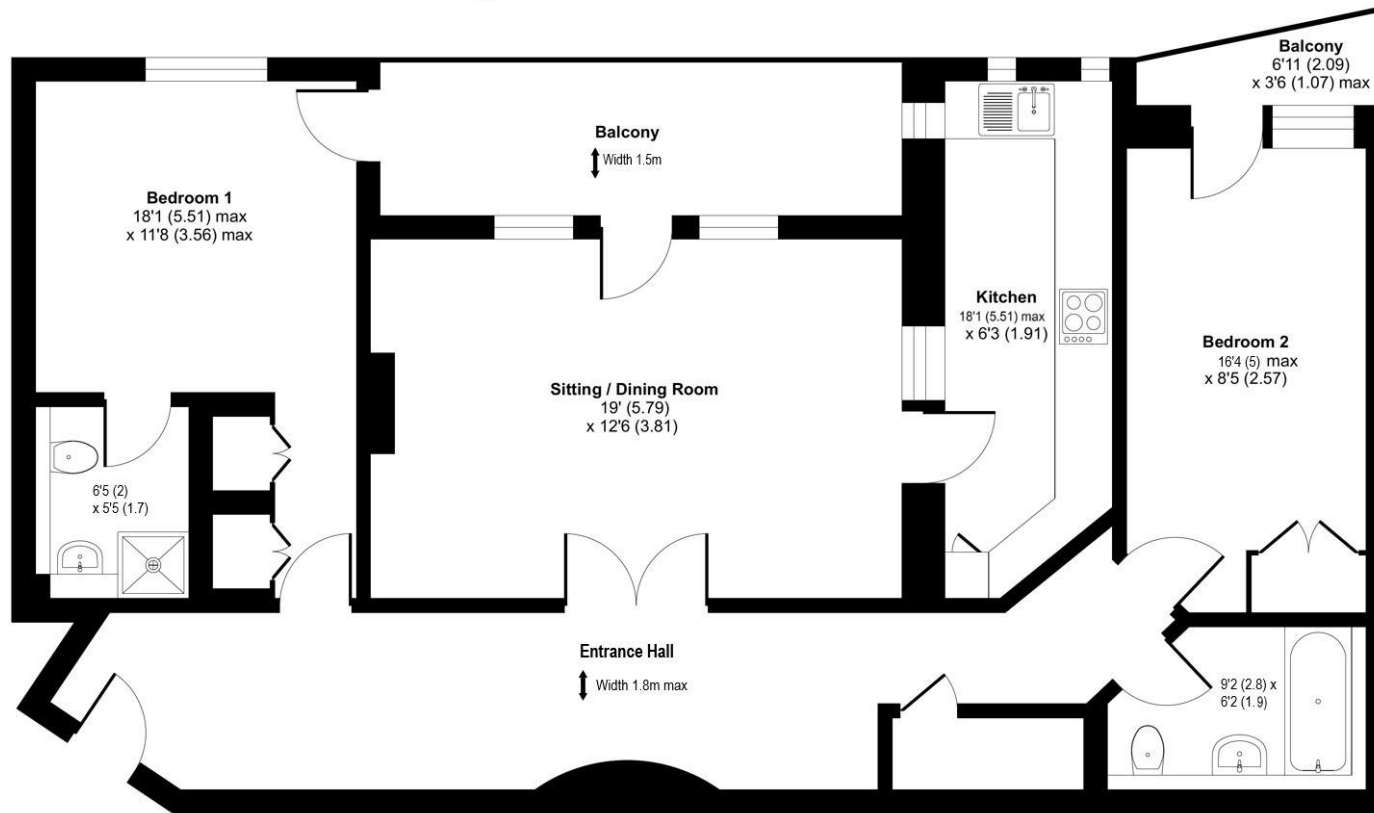


## ACCOMMODATION

Charters are delighted to bring to the market this stylish first floor apartment, conveniently located within the city centre providing close access to local shops, transport links, the university campus, and many local bars, cafes and restaurants. The well-proportioned accommodation comprises a generous sized entrance hallway leading to the spacious sitting/dining room with a door opening onto the private balcony. The balcony provides a lovely outdoor space to enjoy your morning coffee and soak up some sunshine. A contemporary fitted kitchen offers a variety of storage solutions and ample worktop space, perfect for food preparation. There are two well-proportioned double bedrooms, both of which benefit from built in storage. The principal bedroom is served by an en-suite shower room, while the family bathroom accommodates the second bedroom. Further benefits of this property include gated residential parking, in addition to a communal bicycle store. The property is brought to market with no forward chain.

Approximate Area = 1097 sq ft / 102 sq m

For identification only - Not to scale



FIRST 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: 1070035



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	73
(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 The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship 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**

- Two-bedroom first floor apartment
- No forward chain
- Generous sitting/dining room
- Gated allocated parking
- Underfloor heating
- Private balconies

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band D

#### **GUIDE PRICE**

Asking Price £280,000

#### **TENURE**

Leasehold  
Unexpired Years: 100  
Annual Ground Rent: £250  
Ground Rent Increase: TBC  
Ground Rent Review Period: TBC  
Annual Service: £1800  
*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*