

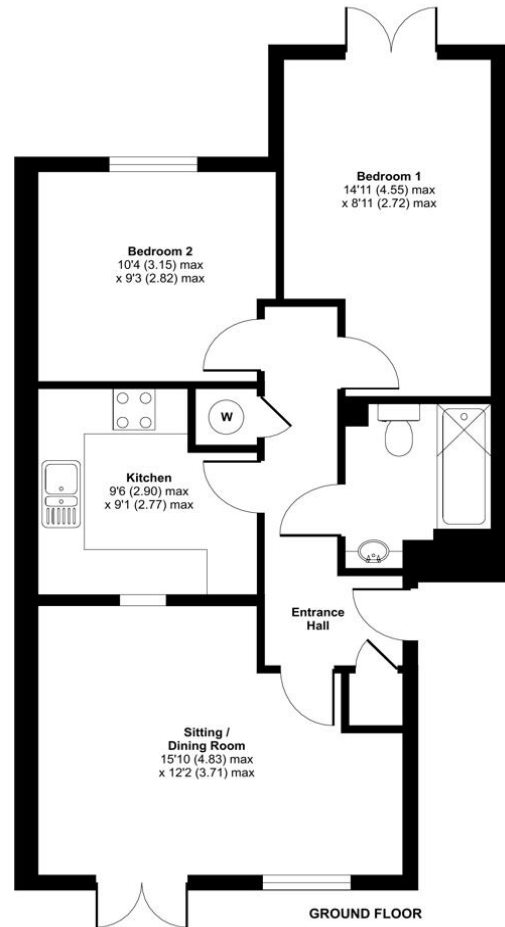


Stokes Court, The Dell, Southampton, Hampshire, SO15 2PR



## ACCOMMODATION

Modern two double bedroom ground floor apartment, situated within one of the most recognisable addresses within Southampton, Stokes Court, on the site of Southampton Football Club's iconic former home, The Dell. The property is located in a secluded position within the development and is an ideal opportunity for first time buyers, those looking for an ideal investment opportunity and a great choice for a first home for those who need quick, and easy access to the city centre and railway station. The accommodation comprises a generous sitting/dining room with French doors leading out to a small enclosed paved area; a separate fitted kitchen with ample wall, base and drawer units and built in appliances and a three-piece family bathroom. A spacious principal bedroom with a further outside area and a second double bedroom complete the internal accommodation. Externally, the property benefits from allocated parking for one car.



Approximate Area = 601 sq ft / 55.8 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	77	80
(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: 1043589



## 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 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**

- Ground floor apartment
- Secluded position within development
- Ideal opportunity for first timer buyers or investors
- Easy access to Southampton city centre
- Generous sitting/dining room
- Two double bedrooms
- Separate kitchen
- Allocated parking for one car

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **GUIDE PRICE**

Asking Price £190,000

#### **TENURE**

Leasehold 975 years

Unexpired Years: 975

Annual Ground Rent: £200

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1995

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