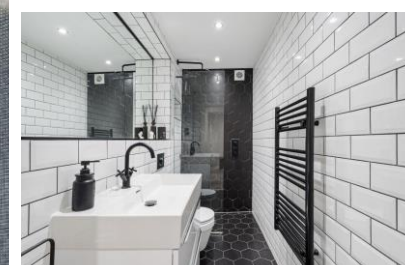
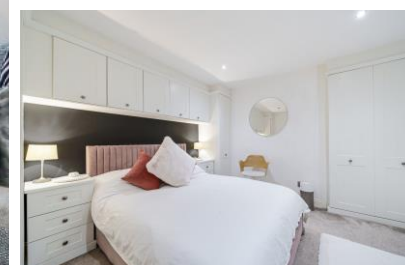




Carlton Crescent, Southampton, Hampshire, SO15 2ES

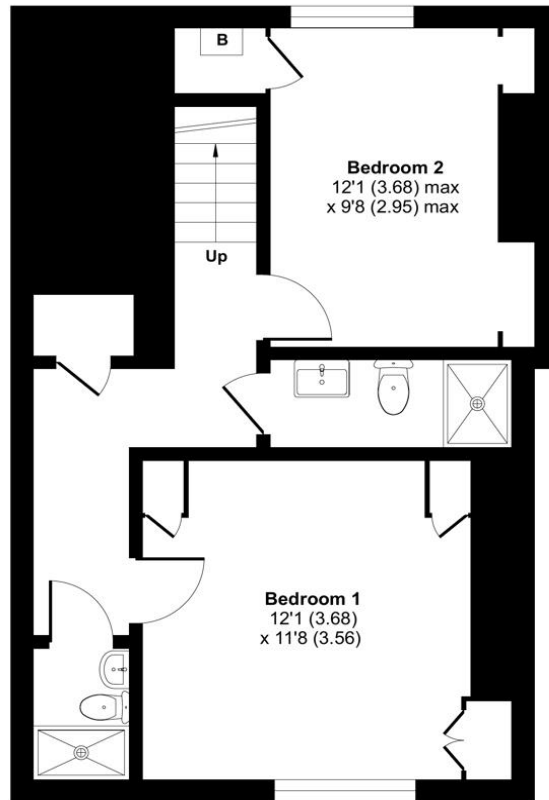


ACCOMMODATION

An outstanding Grade II listed building converted into 4 beautiful apartments and enjoying a fabulous lifestyle in the centre of the city of Southampton. From the main reception hall, the apartment is situated on the ground floor and comprises: charm and character with a large lounge/dining room with the open plan living to the kitchen/breakfast area. The bespoke kitchen/breakfast room provides the perfect space for entertaining and food preparation with ample storage and extensive worktop surface areas. Further to the accommodation is the lower ground floor, presenting two good sized double bedrooms both having the benefit of their own modern en-suite walk-in shower rooms. Outside, the communal garden area offers the perfect retreat for all to enjoy summer evenings and al fresco dining. There is also residents parking positioned to the front of the property.

Approximate Area = 897 sq ft / 83.3 sq m

For identification only - Not to scale



LOWER GROUND FLOOR



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	62
(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: 1069556



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 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

- Split-level apartment
- Open plan sitting room/dining room/kitchen
- Two double bedrooms
- Two shower rooms
- Communal garden
- Grade II Listed
- Residents parking for two cars
- City centre location

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

Guide Price £305,000

TENURE

Leasehold

Unexpired Years: 126

Annual Ground Rent: £282

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1999