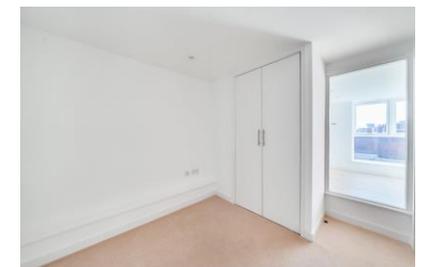


Lance House 16-18, Upper Banister Street, Southampton, Hampshire, SO15 2EF



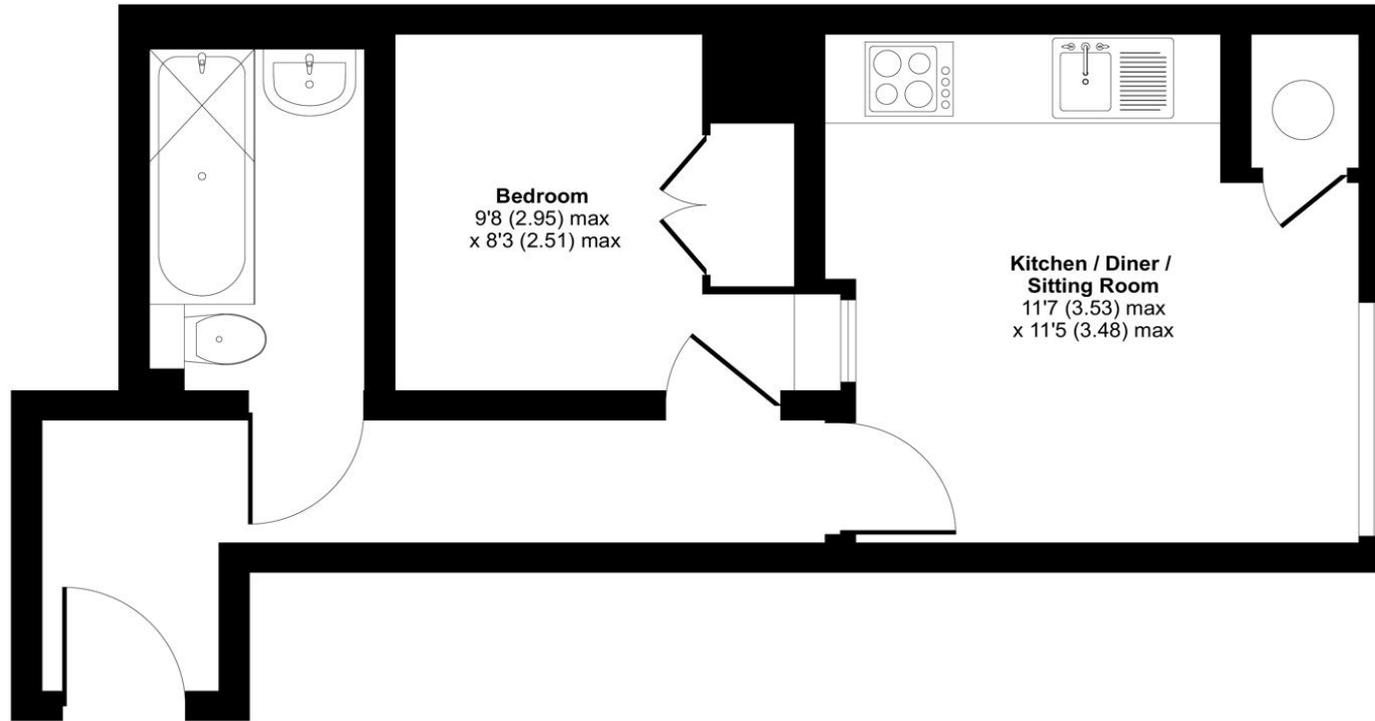
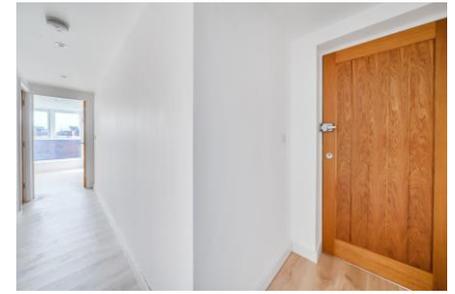
## ACCOMMODATION

Introducing a stylish second-floor, one-bedroom apartment which is situated in the popular Bedford Place area and close to a huge variety of amenities, including the mainline train station for effortless commuting and the vibrant city centre. This contemporary residence was converted approximately three years ago and boasts a good-sized open-plan layout, including a modern fitted kitchen and three-piece bathroom, making it perfectly suited for first-time buyers seeking a comfortable haven or investors looking for a lucrative turn-key opportunity. The property opens into the entrance hallway, with useful storage space and a convenient intercom system. The double bedroom is a good size, with fitted double wardrobes, whilst the generous open-plan kitchen/dining/sitting room benefits from recently fitted double-glazed windows, filling the space with superb natural light. With its convenient location and up-to-date amenities including electric radiators, this apartment offers a seamless blend of comfort, and practicality, and is offered with no forward chain.



Approximate Area = 323 sq ft / 30 sq m

For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	71	71
(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: 1043351



## 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 apartment is conveniently placed for a level walk to the city centre in approximately ten minutes with Southampton Common also found close by. The central railway station is located just off Commercial Road, whilst a variety of local shops, bars and cafes are nearby in Bedford Place with a Co-Op convenience store found in Archers Road. 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. 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**

- Stylish second floor apartment
- Sought-after location close to the mainline train station and city centre
- Convenient intercom system
- Contemporary open-plan layout
- Electric radiators
- No forward chain

#### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band – A

#### **ASKING PRICE**

Offers Over £130,000

#### **TENURE**

Leasehold – 125-year lease

Annual ground rent - £200

Expected increase - tbc

Annual service charge - £1282

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