



Emperor House, 42 Hawkeswood Road, Bitterne Manor, Southampton, Hampshire, SO18 1QB



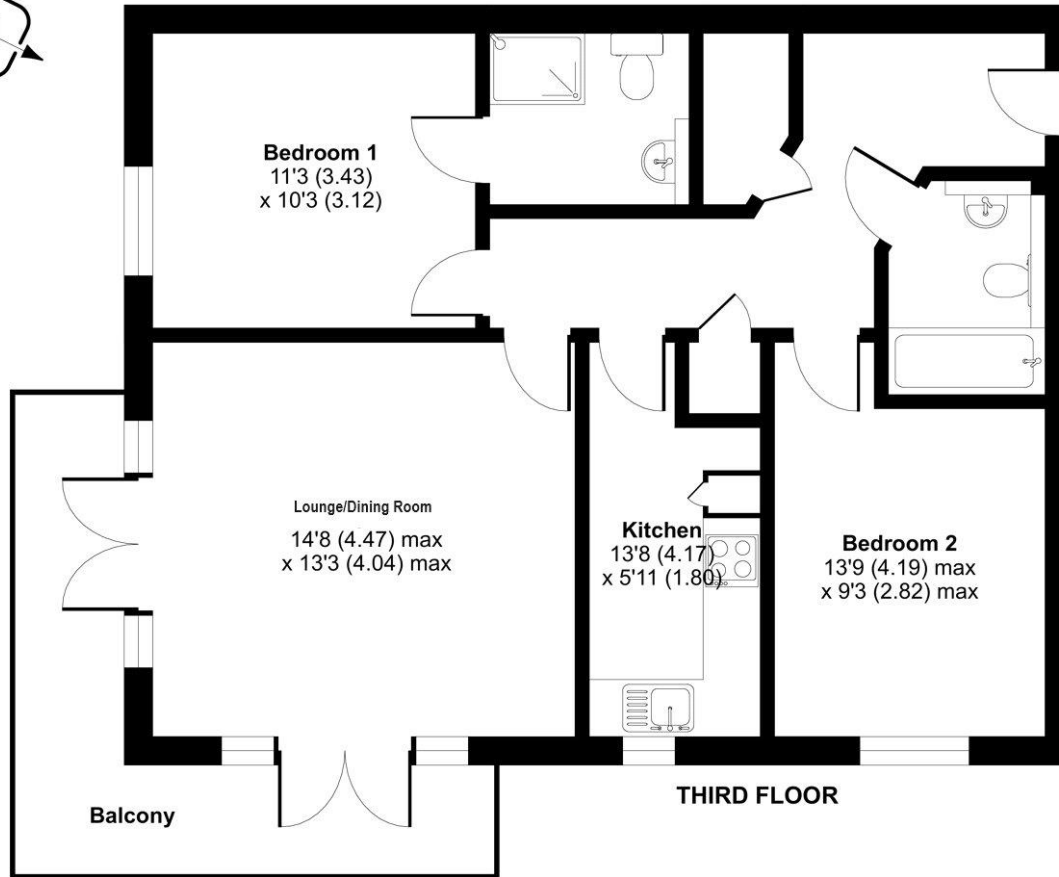
## ACCOMMODATION

This modern two-bedroom apartment is located within the popular Emperor House development positioned in Bitterne Manor, pleasantly located at the end of a quiet side road and on the banks of the river Itchen. Inside you have a separate fitted kitchen, generous lounge/diner with large floor to ceiling windows and doors to two aspects leading out onto the wrap-around balcony with partial water views. Two generous double bedrooms can be found with an en-suite shower room complementing the principal bedroom as well as a separate three-piece bathroom. There is also double glazing throughout with electric storage heating. Externally, you will benefit from allocated parking and partial views over the river Itchen. A security entry system is in place for your peace of mind and there is also a lift to all floors for convenience. The property is further offered with no forward chain.



Approximate Area = 772 sq ft / 71.1 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	70	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 2024. Produced for Charters Estate Agents Limited. REF: 1074641



## 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, 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**

- No forward chain
- Lift access
- Resident parking
- Water views
- En-suite to principal bedroom
- Wrap around balcony

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band C

#### **GUIDE PRICE**

Asking Price £250,000

#### **TENURE**

Leasehold

Unexpired Years: 134

Annual Ground Rent: £260

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2,203

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