



Portswood Road, Portswood, Southampton, Hampshire, SO17 2TD

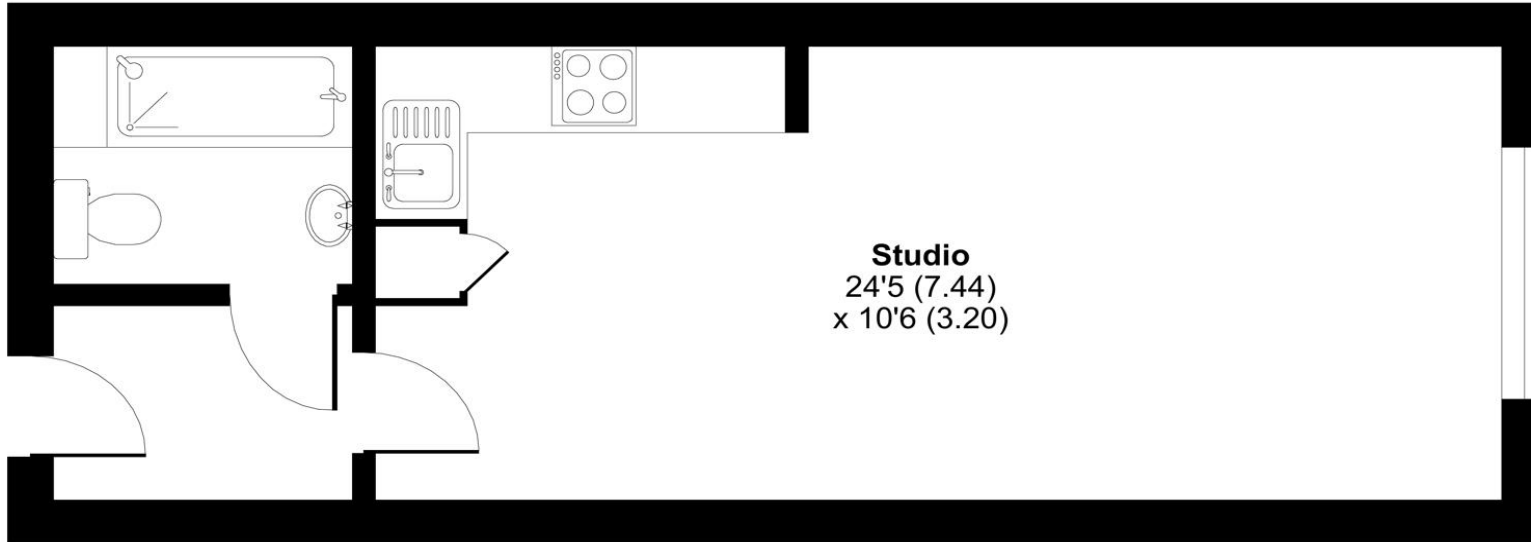


ACCOMMODATION

This first-floor studio apartment nestled within central Portswood offers the ideal home for a first-time buyer or investor alike. This studio property is a fantastic opportunity for those seeking a convenient urban lifestyle with transport links and local amenities all within walking distance. Initially, you are welcomed by an entrance hallway, benefiting from the separate modern fitted bathroom. This leads to a spacious open plan living accommodation with a bright and modern, kitchen adjacent to the living/bedroom area, boasting an array of wall base and floor units and ample work surface space completing the accommodation. Externally is the resident's parking and communal garden area. The property is offered with no forward chain.

Approximate Area = 330 sq ft / 30.6 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	56	
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1080947



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

- First floor studio apartment
- Separate entrance hallway
- Recently refurbished bathroom
- Fitted kitchen
- Residents parking
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: A

ASKING PRICE

£100,000

TENURE

Leasehold

Unexpired Years: 91

Annual Ground Rent: £100

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,420

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