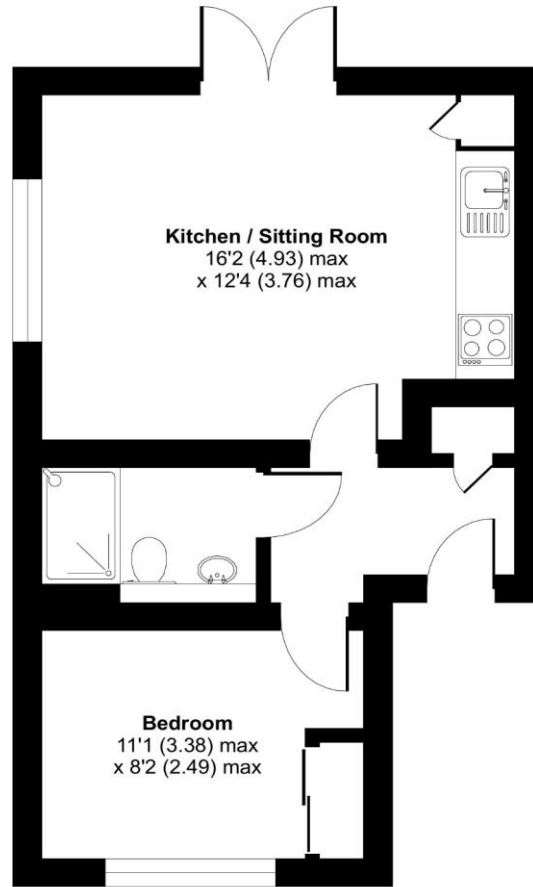






ACCOMMODATION

Introducing a stylish one-bedroom ground floor apartment in Southampton, situated near the railway station and city centre for effortless commuting. This contemporary residence, boasts an open plan layout, modern kitchen and shower room, making it perfectly suited for first-time buyers seeking a comfortable haven or investors looking for a lucrative opportunity. The property opens into the entrance hallway, with useful storage space and intercom system. The bedroom features a built-in wardrobe, whilst the spacious open plan kitchen/sitting room benefits from a dual aspect, filling the space with plenty of natural light. With its convenient location and up-to-date amenities, this apartment offers a seamless blend of comfort, potential and is offered with no forward chain. The apartment further benefits from its own generously sized private patio garden which provides a lovely space to sit out in and enjoy the sunshine, as well as usage of the lawned communal garden area.



Kitchen / Sitting Room
 16'2 (4.93) max
 x 12'4 (3.76) max

Bedroom
 11'1 (3.38) max
 x 8'2 (2.49) max

GROUND FLOOR

Approximate Area = 389 sq ft / 36.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(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: 1088720



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000. It 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 centres 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, 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

- Walking distance to the city centre
- One double bedroom
- Ground floor apartment
- Ideal first home or buy to let opportunity
- Private garden
- No onward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

OFFERS OVER £130,000

TENURE

Leasehold

Unexpired Years: 90 Years Remaining

Annual Service: £600

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