



Telephone House, High Street, Southampton, Hampshire, SO14 2NW





## ACCOMMODATION

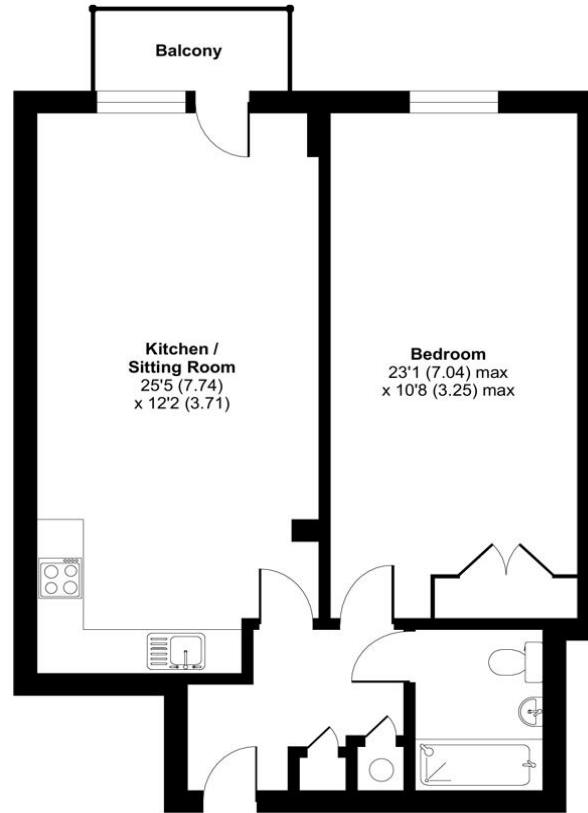
Introduced to the market is this well-presented fourth-floor apartment situated in the heart of the city centre and conveniently located within proximity of the main railway station, West Quay shopping centre, Town Quay, and all of the daily amenities you could need as well as several bars, cafes and restaurants. The generously sized modern and stylish accommodation on offer comprises a fantastic open-plan lounge and kitchen dining area with its very own private balcony. The principal bedroom benefits from a handy built-in wardrobe and a well-maintained bathroom. The apartment is the ideal first home, whilst also being a great choice for those downsizing, or buy-to-let landlords alike. The property is offered with no forward chain.

### AGENTS NOTE REGARDING EWS1 CERTIFICATE

The building is undergoing renovation according to the government's new fire-risk guidelines and we will be issued with the satisfactory EWS1 Certificate at the end of the building work (estimated completion Q1-Q2 2024)

Approximate Area = 673 sq ft / 62.5 sq m

For identification only - Not to scale



THIRD FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	87
(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: 1102080



## 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**

- Well-presented fourth floor apartment
- City centre location
- Open plan living accommodation
- Private balcony
- Double bedroom
- Well-maintained bathroom
- No forward chain

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

### **GUIDE PRICE**

Asking Price £169,000

### **TENURE**

Leasehold

Unexpired Years: 107 years remaining

Annual Ground Rent: 200.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £2746.00

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