



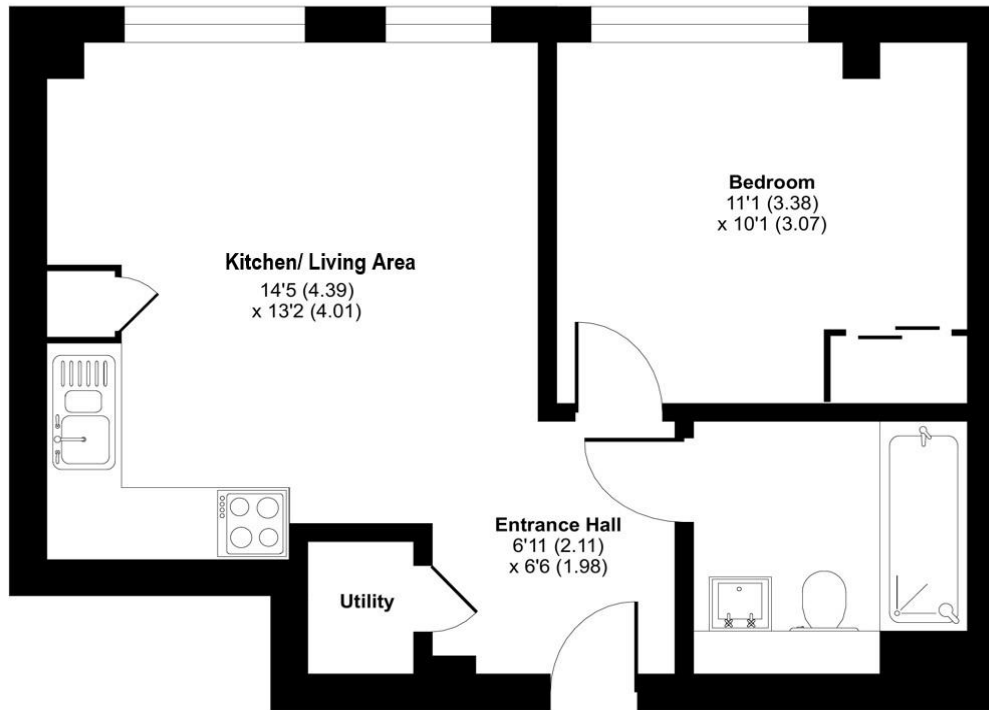


ACCOMMODATION

Charming one-bedroom in immaculate condition, located on the second floor of a modern purpose-built building. Converted within the last five years, the apartment is situated within walking distance of all that Southampton City Centre has to offer. The apartment offers a spacious open-plan kitchen/living area with integrated white goods and a sleek white gloss finish to the wall and floor units. The bathroom is a three-piece family bathroom with shower over bath and the principal bedroom is double in size with built-in wardrobes. There is also a useful storage cupboard adjacent to the kitchen. There is a public car park nearby and an annual pass can be purchased. This exquisite city home would make an excellent first-time buy or investment purchase.

Approximate Area = 409 sq ft / 38 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		
(55-68)	D	66	66
(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: 1097965



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 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

- Immaculate city centre apartment
- Excellent first time buy or investment purchase
- Modern open plan living
- Double bedroom with built in wardrobes
- Three-piece bathroom
- No forward chain

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: A

GUIDE PRICE

Offers Over £170,000

TENURE

Leasehold

Unexpired Years: 145 years

Annual Ground Rent: £145

Annual Service Charge: £1,111.76

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