



Saxon Gate, Back of the Walls, Southampton, Hampshire, SO14 3HA



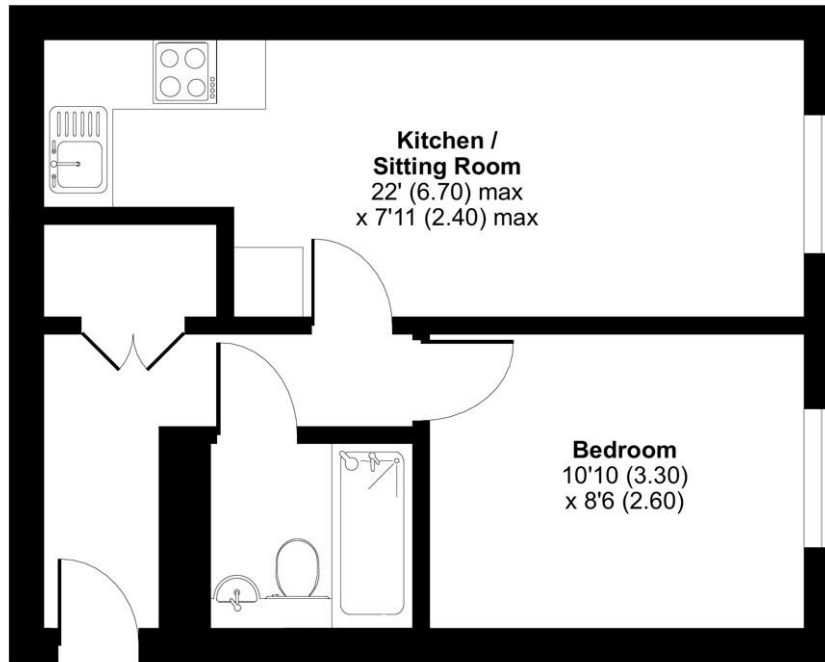
ACCOMMODATION

A contemporary second-floor, one-bedroom apartment set in the heart of Southampton City Centre. This delightful home would be perfect for a first-time buyer or for any Landlords looking for an investment to add to their portfolio, due to its superb position and chic, modern finish. The spacious apartment has been designed with today's modern lifestyle in mind, incorporating high-quality finishes and an open-plan layout, along with a secure entry system for peace of mind. The accommodation comprises an open plan kitchen/ sitting room with an integrated induction hob, oven, under-counter fridge freezer. The bedroom is a well-proportioned double, and is served by the modern three-piece bathroom. Completing the internal accommodation is the useful utility cupboard, for a washing machine and storage space. For added convenience there is allocated under croft parking for one car.



Approximate Area = 374 sq ft / 34.7 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	68	68
(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: 1107715



SITUATION

Saxon Gate is a highly sought after city centre location, close to Town Quay and Ocean Village and conveniently positioned for access to the city that offers pleasant parks and extensive shopping facilities. The West Quay mall boasts numerous restaurants and eateries together with the popular Cinema de Lux. The central railway station is found just off Commercial Road and the M3 and M27 motorway networks allow access to regional towns and cities. Nearby Mayflower Park is home to the famous annual international boat show and Solent University campus is located opposite East Park.



SPECIFICATION

- Contemporary apartment in Southampton City Centre
- Ideal for first-time buyers or landlords seeking investment
- Modern finish and superb position
- Open-plan layout with high-quality finishes
- Secure entry system for peace of mind
- Allocated parking

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

GUIDE PRICE

Asking Price £170,000

TENURE

Leasehold

Unexpired Years: 118

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: 10 years from 1st April 2018

Annual Service: £1687.38

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