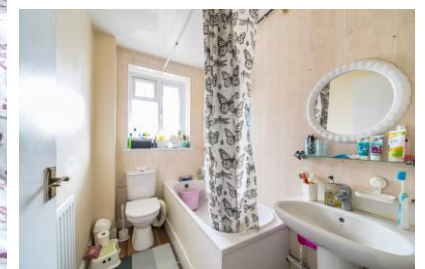




Kings House, Lime Street, Southampton, Hampshire, SO14 3DB



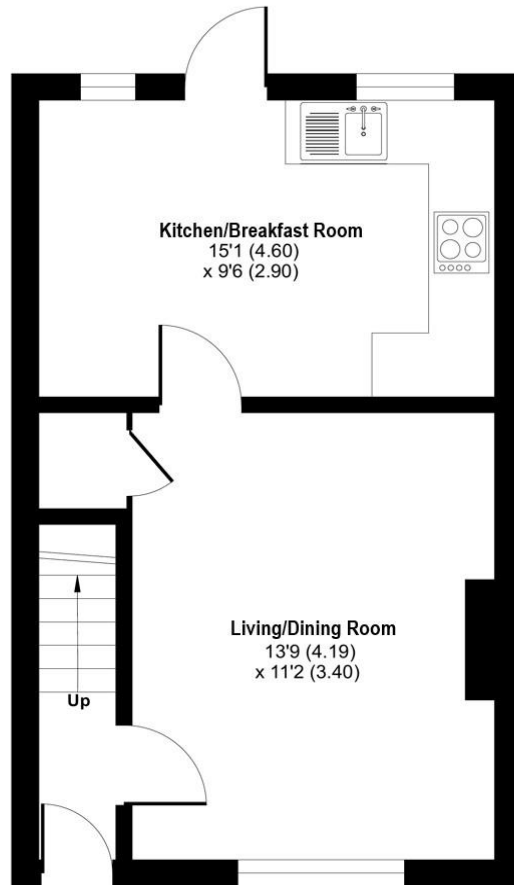
ACCOMMODATION

This split-level maisonette provides the ideal first time buy, or investment opportunity. A well-presented two-bedroom apartment offered with no forward chain, which is located within central Southampton and close to numerous bars and restaurants on Oxford Street. The accommodation features an entrance hallway leading into the living/dining room with an abundance of natural light via the large windows. Guided through takes you into the kitchen/breakfast room with a French door leading to outside space. Upstairs you will notice the sizeable accommodation on offer with a spacious double bedroom benefitting from its own built-in wardrobe and an additional second bedroom both served by the three-piece bathroom suite with an over-head shower.

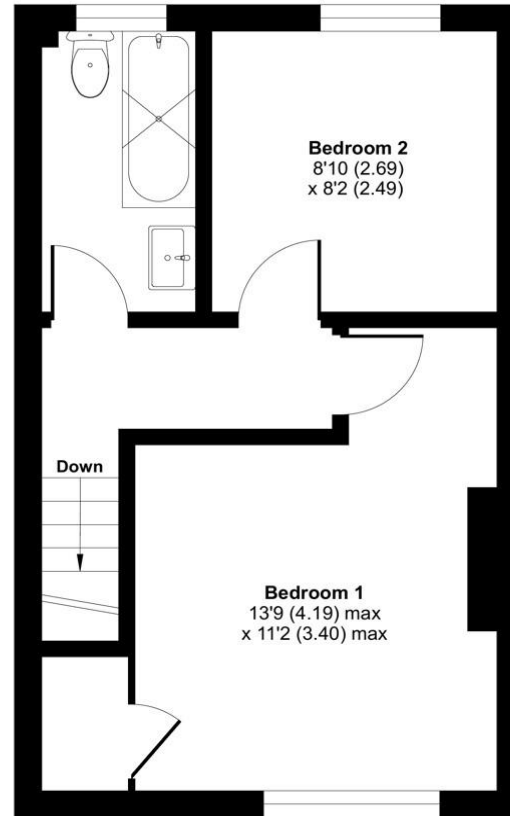


Approximate Area = 638 sq ft / 59.2 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	74
(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: 1115382



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

- Split-level maisonette
- City centre location
- No forward chain
- Sitting/dining room
- Two bedrooms
- Bathroom
- Gas central heating

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: A

GUIDE PRICE

Asking Price £139,950

TENURE

Leasehold

Unexpired Years: 88 Years Remaining

Annual Ground Rent: £9.96

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

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

SERVICES

Mains Gas, Electricity, Water and Drainage