



Admiralty House, Platform Road, Southampton, Hampshire, SO14 3FU



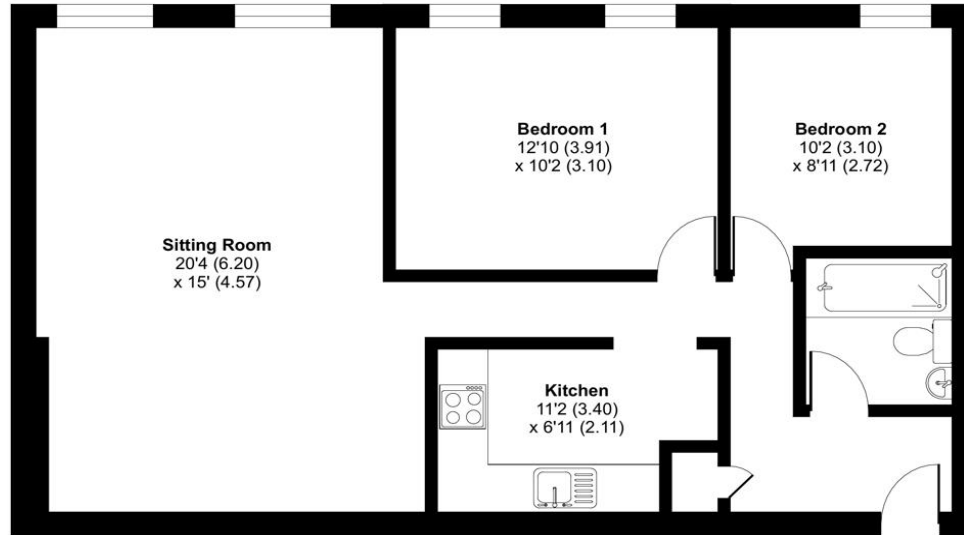
ACCOMMODATION

Admiralty House is a substantial Grade II listed building, originally serving as offices for Royal Mail and British Telecom and having been converted into luxurious apartments in 1999. This well-presented apartment is positioned on the first floor of this iconic building in the heart of Southampton, just a short distance from Oxford Street, the city centre and local transport links. The property comprises a beautifully presented sitting/dining room with character features, but tastefully modernised with high ceilings and large bay windows, a separate fitted kitchen with an array of wall and base units perfect for storage. Two good sized double bedrooms, both served by the three-piece family bathroom complete the internal accommodation. The property is offered with no forward chain.



Approximate Area = 742 sq ft / 68.9 sq m

For identification only - Not to scale



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	82
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1116473



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. Premier 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

- Luxurious first floor apartment
- Grade II Listed
- City centre location
- Beautifully presented throughout
- High ceilings and bay windows
- Two double bedrooms
- Three-piece bathroom suite
- No forward chain
- Gas heating

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

Asking Price £200,000

TENURE

Leasehold

Unexpired Years: 100 Years Remaining

Annual Ground Rent: Included in Service Charge

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,919.28

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