



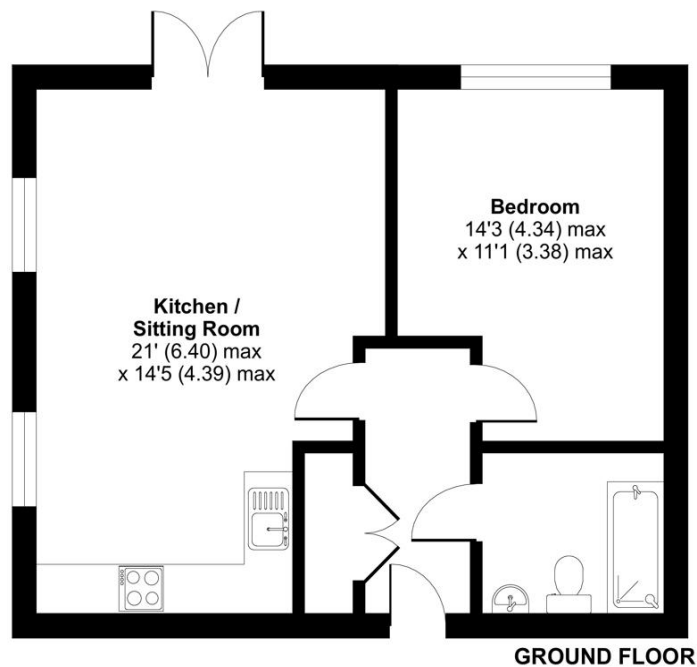


ACCOMMODATION

Offered to the market with no forward chain, this one-bedroom apartment positioned on the ground floor is beautifully finished and maintained throughout to an excellent standard by the current homeowner, offering a stylish and contemporary living experience. Once inside the property, you are greeted by a delightful entrance hallway with a utility storage cupboard leading you further into the open plan kitchen/living room, with integrated appliances and ample storage solutions. The spacious and well-presented three-piece bathroom serves the generously sized bedroom with plenty of space for wardrobes and storage units. This home is the perfect blend of modern living and serene surroundings, creating a desirable haven for anyone seeking an upscale and urban retreat. Externally, you can enjoy the convenience of your own patio terrace area which wraps around the property and an allocated parking space.



Approximate Area = 548 sq ft / 51 sq m
For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	75
(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 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Charters Estate Agents Limited. REF: 1264126 



Scan the QR code to find out more information about this property.

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 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

- Ground Floor One Bedroom Apartment
- No Forward Chain
- Great Investment Or First Time Purchase Alike
- Outside Patio Area
- Allocated Parking Space
- Beautifully Presented Throughout

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

OFFERS OVER £170,000

TENURE

Leasehold

Unexpired Years: TBC

Annual Ground Rent: N/A

Ground Rent Increase: TBC

Ground Rent Review Period: 2026

Annual Service: £1,200

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