





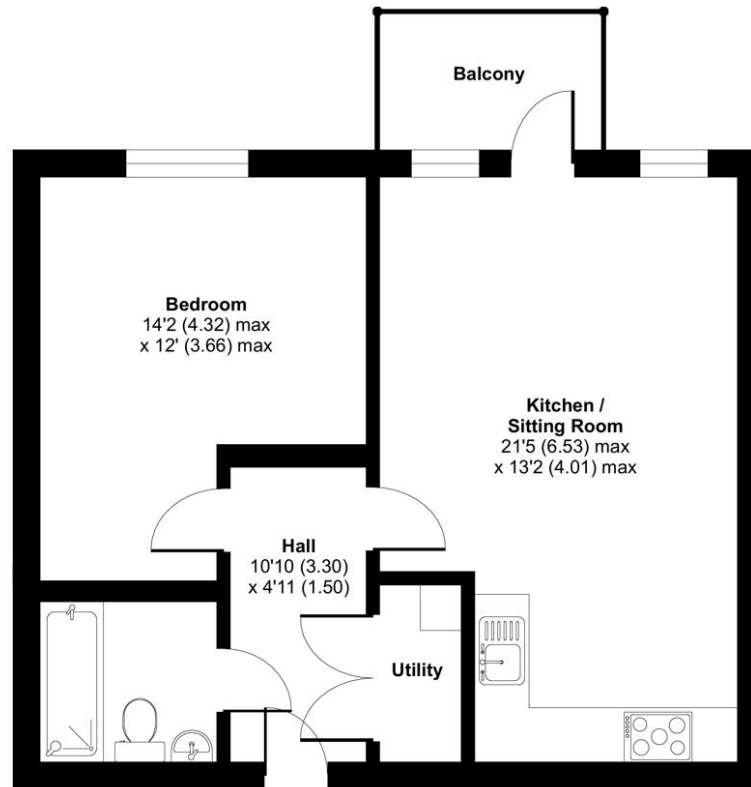


## ACCOMMODATION

A beautiful waterside development in Southampton with unimpeded views from its very own private balcony. This one-bedroom apartment positioned on the second floor is beautifully finished and maintained throughout to an excellent standard, offering a sophisticated and contemporary living experience. Enjoy the convenience of your own allocated parking space, ensuring stress-free parking. Once inside the property, you are greeted by a delightful open plan kitchen/sitting room, with integrated appliances and ample storage space. The spacious and well-presented three-piece bathroom serves a 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. The property would be the perfect first-time purchase or investment alike.

Approximate Area = 551 sq ft / 51.2 sq m

For identification only - Not to scale



SECOND FLOOR

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: 1228742



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	85	85
(69-80)	C		
(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	



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, 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**

- One bedroom second-floor apartment
- Great first-time purchase
- Underfloor heating
- Open plan kitchen/sitting room
- Modern three-piece bathroom
- Private balcony
- Allocated parking space and visitor parking
- MVHR system
- Free residents EV charging
- Lift access

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band A

### **ASKING PRICE £195,000**

### **TENURE**

Leasehold

Unexpired Years: 148 Years Remaining

Annual Ground Rent: £185

Ground Rent Increase: N/a

Ground Rent Review Period: N/a

Annual Service Charge: £1,357.50

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