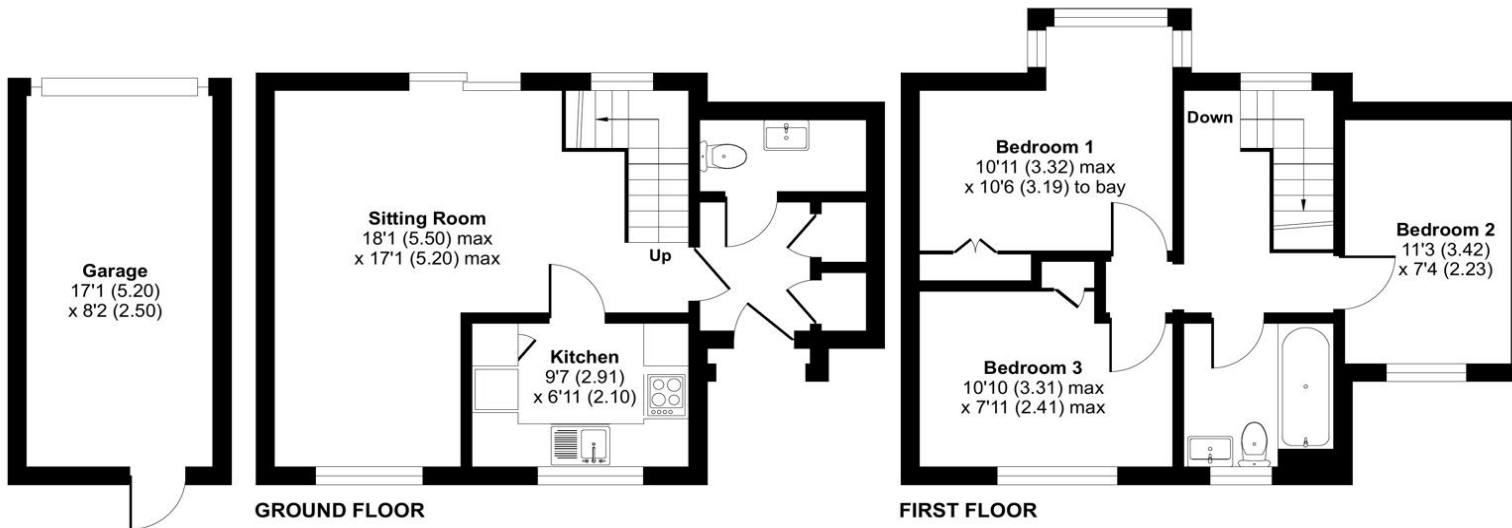


ACCOMMODATION

Located in the heart of the city and within walking distance of the bars, cafés, restaurants, West Quay shopping centre, central railway station and the old city walls is this three bedroom home offered for sale with the added benefit of being available for the new owners with vacant possession. The accommodation on offer briefly comprises of the entrance hallway with a handy downstairs WC and internal door to the generously sized L-shaped lounge dining room with patio doors leading to the garden and internal door to the kitchen to the front of the home. The first floor landing provides access to the loft space and doors to the three well proportioned bedrooms with the two largest bedrooms benefitting from built in wardrobe cupboards and all are served by the family bathroom. There is a private and enclosed garden to the rear to enjoy a spot of al fresco dining during the summer months and also provides secure access to the garage in bloc which provides either useful additional storage or somewhere safe to house a prized vehicle.

Approximate Area = 812 sq ft / 75.4 sq m
 Garage = 140 sq ft / 13 sq m
 Total = 952 sq ft / 88.4 sq m
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		87
(69-80)	C	69	
(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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Charters Estate Agents Limited. REF: 1237818



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

- No onwards chain
- Generously sized lounge dining room
- Three well proportioned bedrooms
- Ground floor WC
- Garage in bloc
- Located in the heart of the city

LOCAL AUTHORITY

SOUTHAMPTON
Council Tax Band B

ASKING PRICE £375,000

TENURE

Leasehold

Unexpired Years: 955

Annual Ground Rent: £10

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 815

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