





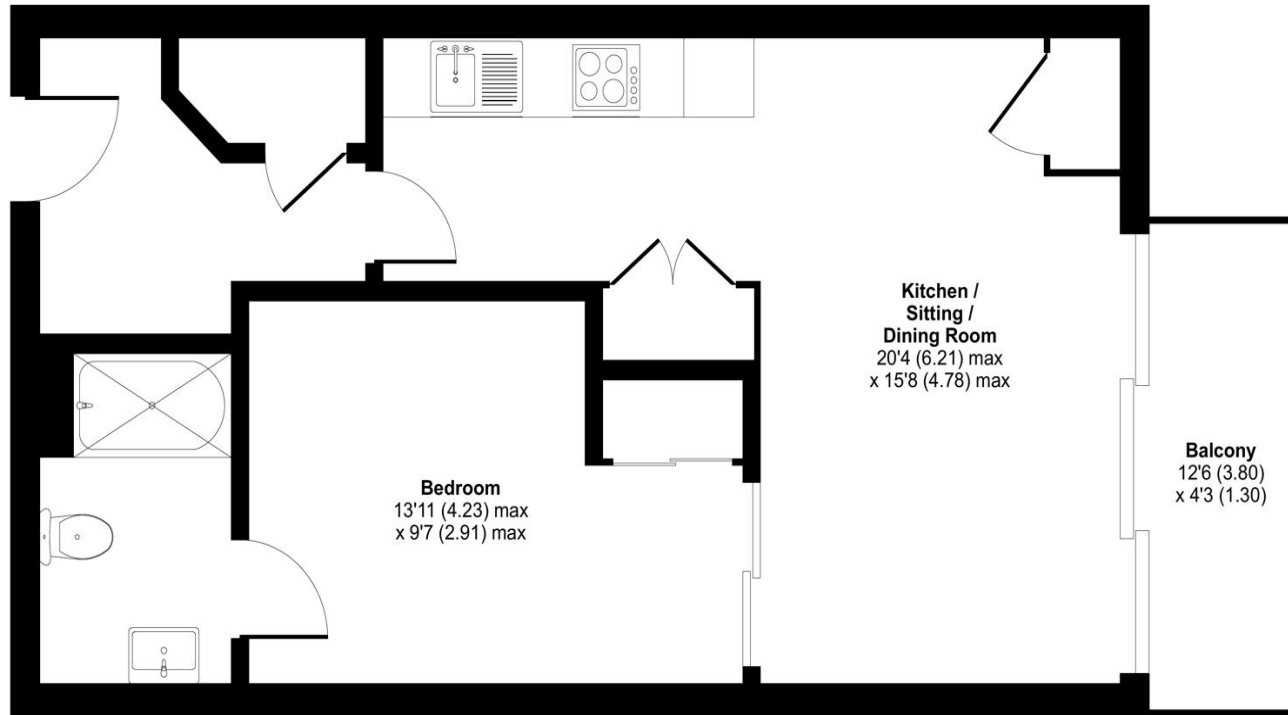


## ACCOMMODATION

Charters are delighted to offer for sale this third floor one double bedroom apartment which is enviably positioned along the Avenue and is within walking distance of the city centre, the central railway station, the bars restaurants and cafes on London Road and Bedford Place and the vast open spaces on offer at the common. Available to purchase with the added benefit of there being no onwads chain the property would be a suitable choice for first time buyers, those downsizing and a good opportunity for any buy to let landlords looking to add to their portfolio as the apartment has been let out for £950 pcm by the current owner. The building is served by a lift and stairs to all floors and there is also the added bonus of one allocated parking space. The accommodation on offer briefly comprises of the entrance hallway with telephone entry system and useful storage cupboard, an internal door to the open plan lounge and kitchen area with access to your own private balcony. The kitchen area benefits from an integral fridge freezer and washing machine. The accommodation is completed with the generously sized double bedroom with en-suite shower room.

Approximate Area = 489 sq ft / 45.4 sq m

For identification only - Not to scale



THIRD FLOOR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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.

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: 1243335



## 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
- Allocated parking space
- One double bedroom
- Walking distance to the city centre & railway station
- Ideal first home or buy to let opportunity
- Private balcony

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band B

### **OFFERS OVER £150,000**

### **TENURE**

Leasehold

Unexpired Years: TBA

Annual Ground Rent: N/A

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £ 2,034

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