



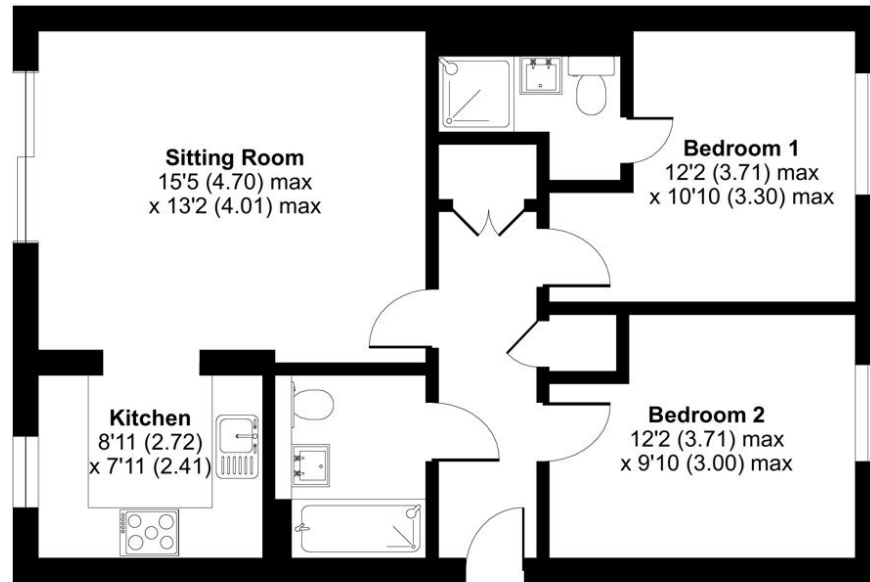


ACCOMMODATION

Well-presented first floor apartment, positioned within close proximity to the Ocean Village Marina, Oxford Street, the vibrant city centre, the central railway station, and many other daily amenities, making this a fantastic opportunity for a first-time buyer or those looking for an investment opportunity in a convenient and central location. The accommodation comprises a welcoming entrance hallway with two handy storage cupboards with guidance to the main hub of the home, a spacious open-plan kitchen/sitting room with double doors out to a private balcony to the front. It offers a great space for entertaining whilst the kitchen has been fitted with a variety of storage units and worktop surface space. Both bedrooms are double in size, one of which is served by its very own en-suite shower room whilst the guest bedroom is served separately by a white three-piece family bathroom. Added benefits are gas central heating, double glazing, and an allocated under croft parking space.

Approximate Area = 678 sq ft / 63 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	76
(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: 1251386



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

- First floor two-bedroom apartment
- Fantastic first-time purchase
- Open plan kitchen and sitting room
- Private balcony
- En-suite to bedroom one
- Undercroft allocated parking space

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

ASKING PRICE £190,000

TENURE

Leasehold

Unexpired Years: 103

Annual Ground Rent: £300

Ground Rent Increase: n/a

Ground Rent Review Period: Ask Agent

Annual Service Charge: £1800

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