



Alexander Court

Park Road, Southampton, SO15 3AE

**1 Bedroom first
floor flat with lift**

£129,950 Leasehold





Alexander Court, Park Road, Southampton, SO15 4AE

Description

- Vacant and no chain
- Passenger lift
- Energy Rating : C
- Allocated Parking
- Newly decorated
- Modern kitchen and bathroom
- Council tax band: A
- Property reference: 2342

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

A 1-bedroom first floor apartment in this modern, purpose-built block located just a short bus ride from the City Centre and with most everyday shops and amenities close to hand. The flat is serviced by a passenger lift.

The block is very well kept, with clean hallways, well-tended gardens and allocated parking, in addition to a brick-built bin-store and a clothes-drying area.

The flat itself has been newly decorated, has a modern kitchen (with white goods) and a white bathroom suite complete with shower. In addition, there is full UPVC double glazing throughout.

Finally, but most importantly, the lease is long, circa 149 years remaining, with modest ground rent and sensible service charges.

An excellent buy-to-let opportunity or a comfortable home for the first time or retirement purchaser.

Tenure: Leasehold. 189 years from 25/03/1984. Approximately 149 years remaining.

Ground rent: Included in the Maintenance charge.

Maintenance charge: Approximately £850 per annum.

EPC rating: 'C'.

Council Tax: Band 'A'. Southampton City Council. £1,372.24 for year 2023 / 2024.

Locality: Southampton

A port city, with a rich and diverse history dating back to pre-Norman times. A modern city centre, where the historic Bargate and medieval city walls mix with today's busy shopping centres, cafes, restaurants and night-life. University Hospital Southampton NHS Foundation is one of the city's biggest employers, providing care and specialist services to more than 3 million people in the South of England. Southampton pulls many thousands of people the annual boat show, hosted at Mayflower Park, echoing the City's rich maritime history. Southampton Football Club's home, St. Mary's is located close to the City Centre, regularly attracting an attendance of 30,000 or so spectators.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 3.5 miles (9mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the A35 ramp. (1.7 miles)
5. Keep left to take A33/Millbrook Road West. (0.5 miles)
6. Take the exit. (0.1 miles)
7. Turn right onto Waterloo Road. (0.2 miles)
8. Turn left onto Park Road. (0.06 miles)
9. Turn left. (0.01 miles)
10. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday - Friday 9.15am - 5.00pm. Late Wednesday 6.30pm. Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

When is stamp duty paid?

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed-use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

How much stamp duty will I have to pay when buying a residential property?

PURCHASE PRICE RATE ON MAIN RESIDENCE RATE FOR ADDITIONAL PROPERTIES

Up to £250,000 0% 3%
(£425,000 for first-time buyers)
£250,001 - £925,000 5% 8%
£925,001 - £1,500,000 10% 13%
£1,500,001 + 12% 15%

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent.

We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market.

Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



Accommodation Comprises:

Hallway

With large built-in storage / airing cupboard. Security Entryphone.

Kitchen : 9.38' x 5.12' (2.86m x 1.56m)

With a range of eye and base level storage units, with a roll-edge work surface.

Living Room : 13.06' x 9.88' (3.98m x 3.01m)

Comfortable, newly decorated reception room, with views to the rear of the building.

Bedroom : 9.78' x 8.40' (2.98m x 2.56m)

Good size bedroom.

Bathroom : 6.07' x 5.64' (1.85m x 1.72m)

A modern white suite, with electric shower over the bath.

External

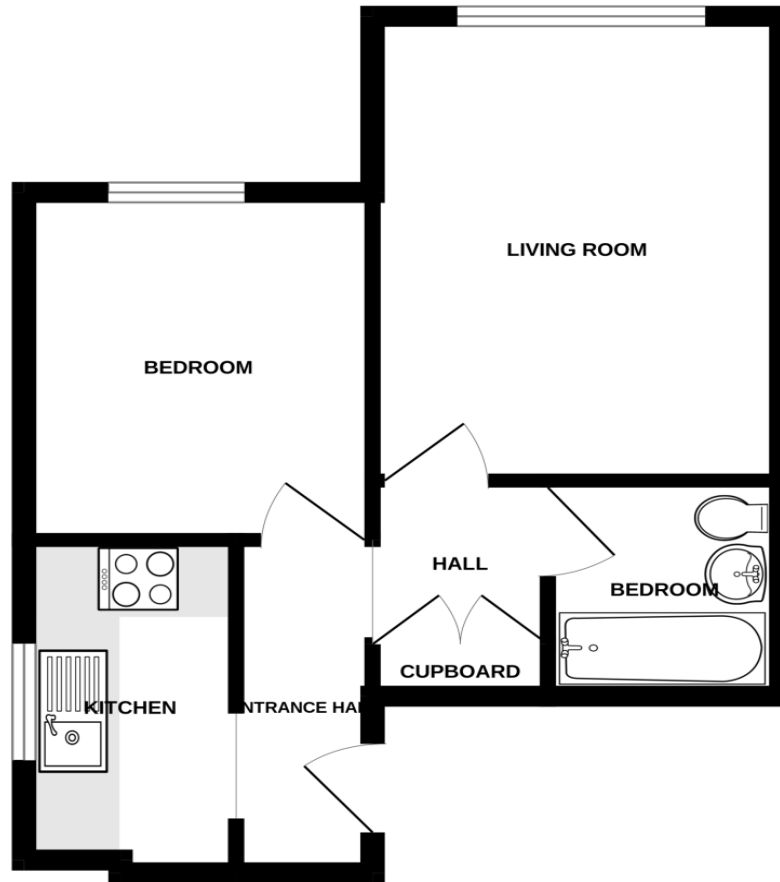
Communal clothes-drying area. Communal bin store.

Parking

Allocated parking space to the rear of the building.



FIRST FLOOR FLAT
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 349 sq.ft. (32.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024

Service Fees : Approx £850 per annum
 Lease : 149 years

Certificate Number : 8894-1412-0929-9127-0043

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8894-1412-0929-9127-0043>



1, Salisbury Road Arcade, Totton
 SOUTHAMPTON, SO40 3SG
 telephone : 023 8086 8578
 email : info@parkerslettings.com

parkerslettings.com



THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.