



## Portland Street Portland Street, Southampton, SO14 7EB

**Asking price £195,000**

\*\*\*Investors only\*\*\*

CityRise is thrilled to present a beautiful 2-bedroom apartment situated in the heart of Southampton.

The property benefits from a stunning fully equipped kitchen and a living room area, two spacious bedrooms, en-suite and a main bathroom.

Located in a prime location, this apartment offers easy access to Southampton's city centre, making it ideal for those who enjoy shopping, dining, and exploring local attractions. Additionally, it is conveniently situated near transportation links, ensuring easy access to the wider area.

Don't miss out on this fantastic investment opportunity in Southampton. Contact us today to learn more and secure your place in this dynamic property market.



## Floor Plan

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                                   |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i>         |  |                         |           |
| (92 plus) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>   |  |                         |           |
| (69-80) <b>C</b>   |  |                         |           |
| (55-68) <b>D</b>   |  |                         |           |
| (39-54) <b>E</b>   |  |                         |           |
| (21-38) <b>F</b>   |  |                         |           |
| (1-20) <b>G</b>  |  |                         |           |
| <i>Not energy efficient - higher running costs</i>         |  |                         |           |
| <b>England &amp; Wales</b>                                 |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating             |  | Current                 | Potential |
| <i>Very environmentally friendly - lower CO2 emissions</i> |  |                         |           |
| (92 plus) <b>A</b>   |  |                         |           |
| (81-91) <b>B</b>   |  |                         |           |
| (69-80) <b>C</b>   |  |                         |           |
| (55-68) <b>D</b>   |  |                         |           |
| (39-54) <b>E</b>   |  |                         |           |
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| <b>England &amp; Wales</b>                                 |  | EU Directive 2002/91/EC |           |

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