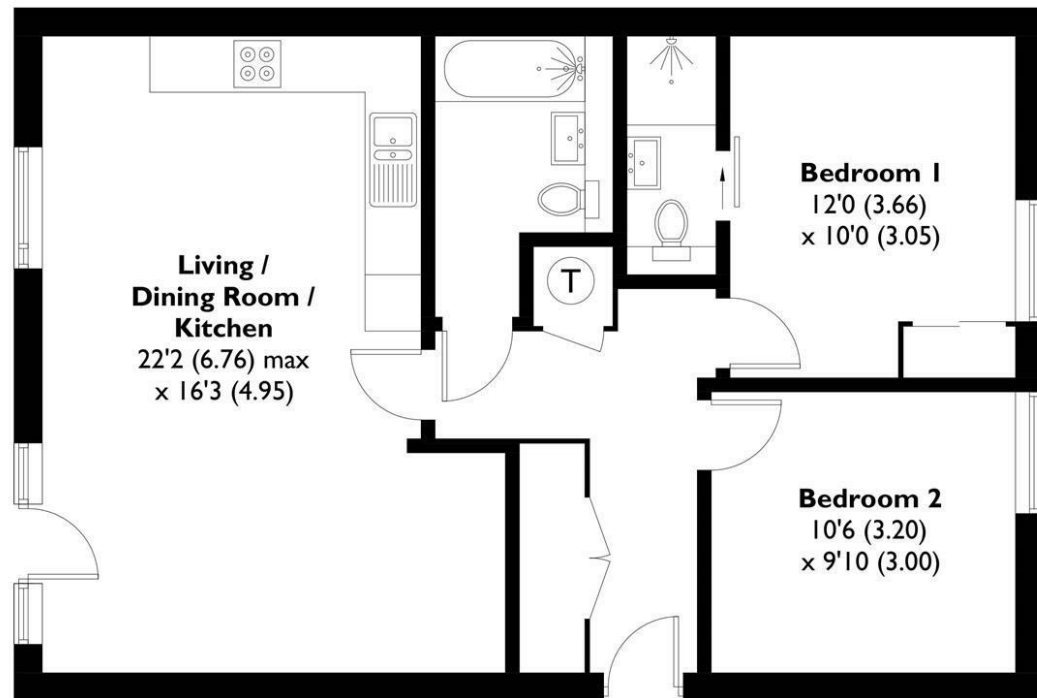


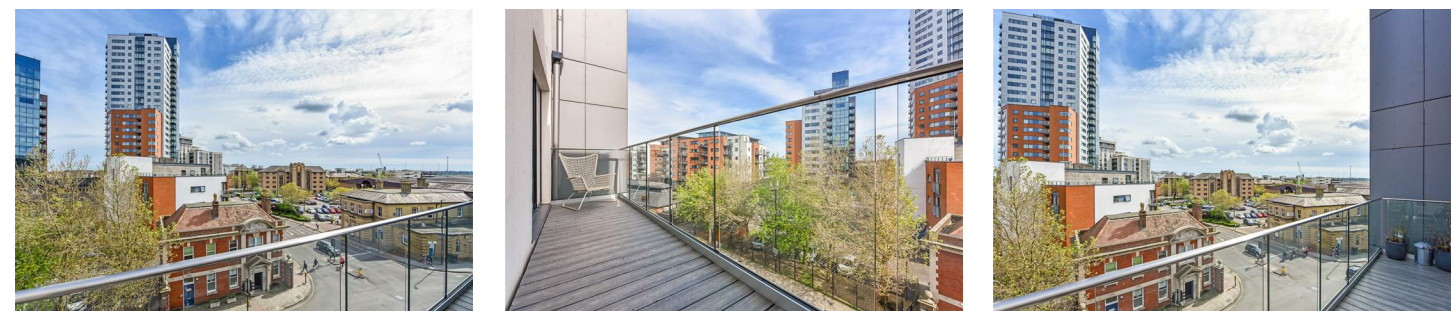
Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 764 SQ FT / 71.0 SQ M



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. Created by Emzo Marketing (ID1084687)  
Produced for Castles Estate Agents



**A401 Royal Crescent Road  
Southampton, SO14 3AD**

We are pleased to welcome to the market this two bedroom 4th floor apartment with allocated parking in the popular development of Royal Crescent Apartments. This property provides the best of city living close to the waterfront, Southampton's Ocean Village Marina and the restaurant and bars of nearby Oxford Street.

The apartment consists of an open plan living room, dining area and kitchen. There is outside space on offer via a south facing balcony. There are two double bedrooms and one benefits from an en-suite shower room. There is a modern family bathroom also completing the accommodation.

The heating system is electronic with a radiator to each room and the tank is housed in a storage cupboard alongside the washer/dryer.

Integrated appliances are dishwasher, fridge/freezer, induction hob, combo washing/drying machine.

Located just 75 miles South West of London and 30 miles North East of Bournemouth, it is urban and coastal life perfectly entwined.

For more information or to arrange a viewing please call Castles today.

**Offers over £250,000**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>		Very environmentally friendly - lower CO <sub>2</sub> emissions (20 plus) <b>A</b>	
(85-91) <b>B</b>		(15-19) <b>B</b>	
(69-84) <b>C</b>		(10-14) <b>C</b>	
(53-68) <b>D</b>		(5-9) <b>D</b>	
(37-52) <b>E</b>		(1-4) <b>E</b>	
(21-36) <b>F</b>		(0) <b>F</b>	
(5-20) <b>G</b>		Not environmentally friendly - higher CO <sub>2</sub> emissions (0) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>82</b>	<b>82</b>		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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# A401 Royal Crescent Road

Southampton, SO14 3AD



- 4TH FLOOR APARTMENT
- TWO BEDROOMS
- TWO BATHROOMS
- SOUTH FACING BALCONY
- OCEAN VILLAGE LOCATION
- CLOSE TO LOCAL SHOPS & TRANSPORT LINKS
- ALLOCATED SECURE OFF ROAD PARKING
- WELL PRESENTED THROUGHOUT

### LIVING/DINING/KITCHEN

21'11" x 16'0" (6.7 x 4.9)

### BEDROOM ONE + EN-SUITE

11'9" x 9'10" (3.6 x 3.0)

### BEDROOM TWO

10'5" x 9'10" (3.2 x 3.0)

### BATHROOM

### Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

### Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

### Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree

a transaction without the Credas AML check being completed.

### Lease Information

Lease Length: 120 Years Remaining

Service Charge: £1750 Per Annum.

Ground Rent: £235 Per Annum.

\* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process \*

