



College Street,

SOUTHAMPTON, SO14 3LA - OFFERS IN EXCESS OF £130,000

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Modern 3rd-floor apartment in Southampton city centre with a bright open-plan living area, balcony, integrated kitchen, neutral decor, and sold with no forward chain. Close to shops, schools, train links, and motorways - Ideal for convenient living.

Located in the heart of Southampton's vibrant city centre, Empress Heights offers a prime opportunity to embrace urban living with convenience and style. Situated on College Street, the property benefits from its proximity to a variety of amenities, including the bustling Westquay shopping centre, an array of restaurants, cafes, and bars, as well as cultural hotspots like the Mayflower Theatre and Southampton Guildhall. This central location provides an ideal base for professionals, couples, or those seeking an exciting and well-connected lifestyle.

Education-focused buyers will appreciate the nearby selection of highly regarded schools and colleges. Southampton Solent University and the University of Southampton are both within easy reach, making this an excellent choice for academics and students alike. The area also benefits from access to local parks, such as Hoglands Park and Palmerston Park, offering green spaces for relaxation and leisure.





Transport links are exceptional, with Southampton Central train station less than a mile away, providing direct services to London Waterloo and other major cities. The property is also well-connected by road, with quick access to the M3 and M27 motorways, facilitating easy travel to Winchester, Portsmouth, and beyond. For international travel, Southampton Airport is just a short drive away, making this a convenient hub for both business and leisure.

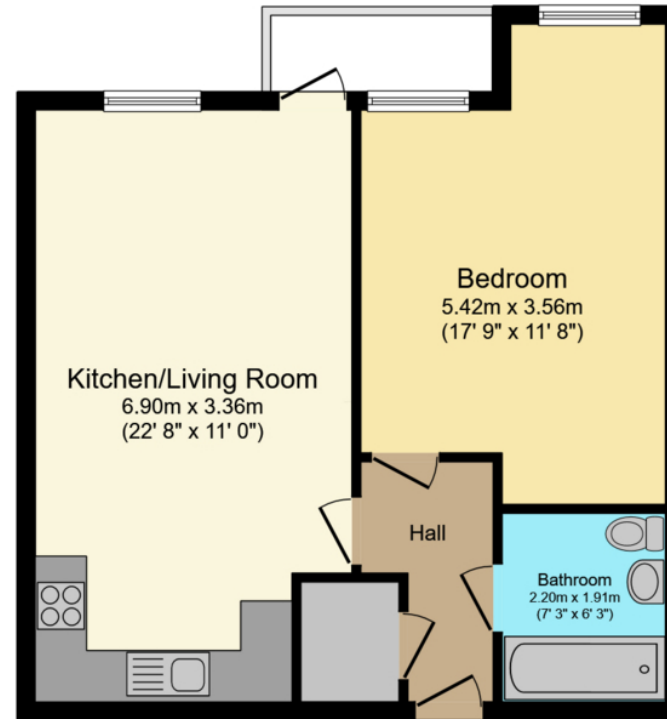
The property itself is situated on the third floor and offers a spacious and modern open-plan living area, with large windows that fill the space with natural light. The stylish kitchen features integrated appliances and a contemporary finish, making it perfect for both cooking and entertaining. The living area leads directly onto a private balcony, ideal for enjoying your morning coffee or unwinding after a busy day. Freshly decorated in neutral tones, the interior is ready for you to make your mark and is sure to appeal to a wide range of buyers.

With its combination of location, style, and practicality, this property represents an outstanding opportunity to enjoy the best of Southampton's city living. Whether you're a first-time buyer, an investor, or looking for a pied-à-terre, Empress Heights offers a blend of modern comfort and unbeatable convenience. Don't miss the chance to make this fantastic property your next home. No forward chain.

Council Tax Authority: Southampton City Council

Tenure: Leasehold

Energy Efficiency Rating: B



Floor Plan
Floor area 52.6 m² (566 sq.ft.)

TOTAL: 52.6 m² (566 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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