

Flat 8, Temeraire, 1 Cavendish Grove

Southampton



NEW CHAPTER  
ESTATE AGENTS



In Excess of £210,000

NEW CHAPTER





## Flat 8

Temeraire, Southampton

This well-presented Two bedroom first floor apartment offers an excellent investment opportunity, benefiting from a modern and functional layout. The property boasts a **modern kitchen**, newly fitted in 2024, complete with sleek, contemporary units and built-in appliances. There's plenty of workspace.

The **modern bathroom** features both a bath and an overhead shower, offering flexibility and convenience. Positioned next to the bathroom, **bedroom two** is a generously sized double bedroom with a built-in wardrobe, providing ample storage space and a comfortable setting for tenants. At the end of the hallway, you'll find the **expansive lounge/diner**—a bright and spacious area perfect for relaxation or socialising.

This versatile space offers plenty of room for both living and dining areas. Leading off the lounge/Diner is the **principle bedroom**, a large double bedroom that also includes a built-in wardrobe, maximising storage and ensuring a tidy, comfortable space.





**Council Tax band: B – Tenure: Leasehold**

EPC Energy Efficiency Rating: D- EPC Environmental Impact Rating: D

Achieving £1,250 PCM, Yield Approx 7.00+% , Tenanted Until December 2025 – Offers in Excess of £210,000

**125 years as of** March 25, 1991, – Lease Years Remaining – 91 years Remaining – End of lease date of 25/03/2116

Service Charge – Paid on a 6 months basis £1,424.00, the annual amount is £2,848.00. – Ground Rent £50.00 Per Annum.

**Garden**

A beautifully maintained communal garden, offering a peaceful outdoor space with lush greenery, tidy flowerbeds, and well-kept lawns. Perfect for relaxation or enjoying a quiet moment in nature, this shared garden is a real asset to the property.


**Allocated parking**

1 Parking Space


The apartment includes an allocated parking space to the rear of the building, situated in a private car park exclusively for residents. Conveniently located with easy access, offering a practical solution for parking.



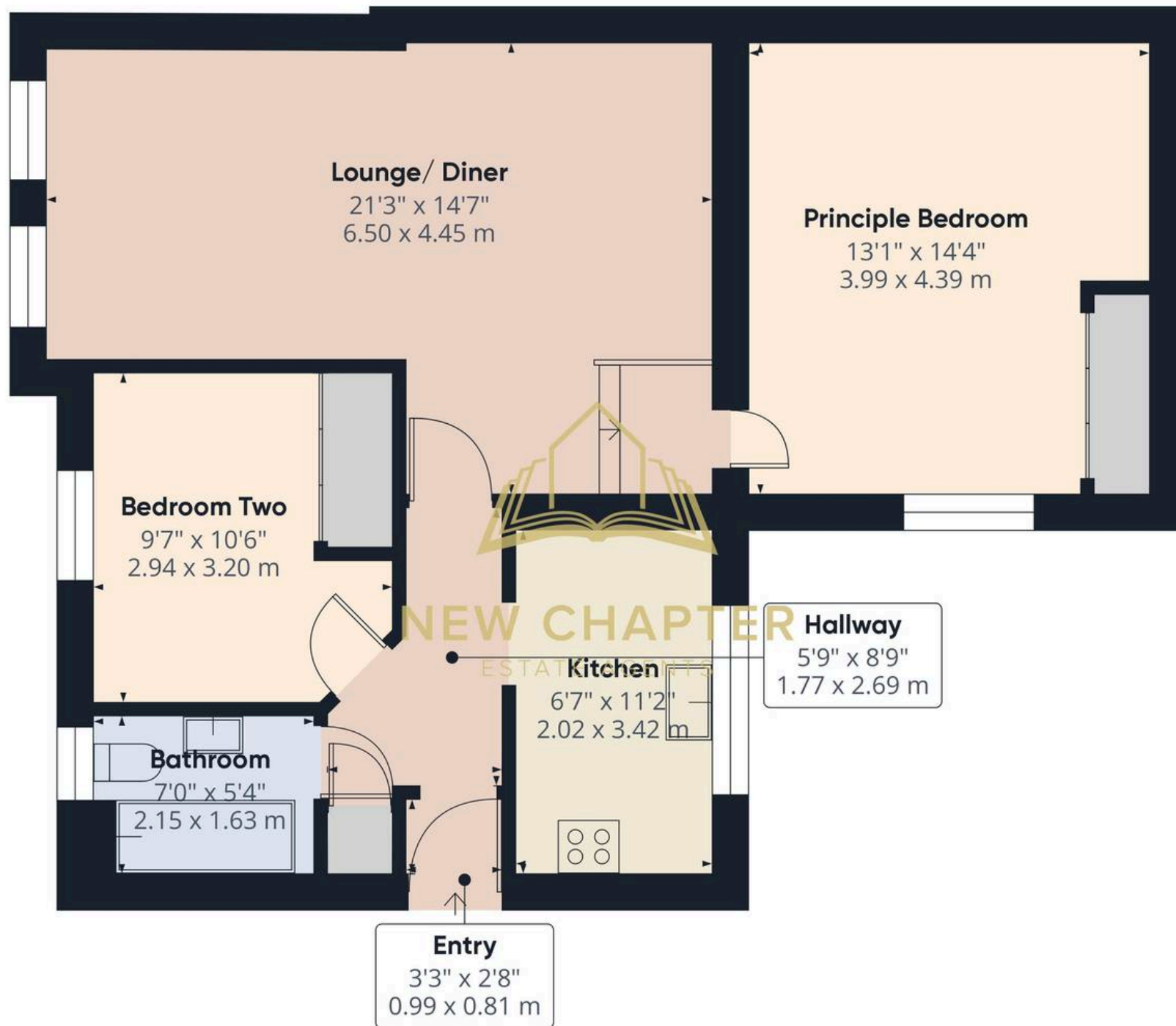
## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>60</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, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>56</b>	<b>59</b>
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England, Scotland &amp; Wales</b>		
EU Directive 2002/91/EC 		





**Approximate total area<sup>(1)</sup>**

713.33 ft<sup>2</sup>

66.27 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

**GIRAFFE360**





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