



Granada House Meridian Way, Southampton SO14 0FT

welcome to

Granada House Meridian Way, Southampton

Fox and Sons Southampton have pleasure in offering for sale this stunning one bedroom ground floor apartment with a private patio in Granada House at Meridian Waterside, a unique modern waterfront neighbourhood in a prime position on the banks of the River Itchen with PRIVATE PATIO.





Entrance

Hallway

Open Pan

Lounge/kitchen/diner

20' 6" max x 14' 5" max (6.25m max x 4.39m max)

Private Wrap Round Patio

Bedroom One

14' 3" max x 11' 1" max (4.34m max x 3.38m max)

Bathroom

7' 7" x 6' 6" (2.31m x 1.98m)

Undercroft Parking Space

No Forward Chain

Additional Information

Leasehold Term 171 Years left

Service Charge £1080 pa

Ground rent is Nil

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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- Modern Waterside Apartment
- Open plan living
- Private Patio
- One Double Bedroom
- Ground Floor

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£170,000



Please note the marker reflects the
postcode not the actual property

view this property online fox-and-sons.co.uk/Property/SOU115878



Property Ref:
SOU115878 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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