



**Empress Heights College Street, Southampton SO14 3LB**

**welcome to**

**Empress Heights College Street, Southampton**

Occupying a second floor corner position in the highly desirable 'Empress Heights', this magnificent two double bedroom apartment offers beautifully finished and spacious accommodation with two large balconies and secure under croft parking.





### Entrance Hall

### Kitchen / Living Room

21' 9" x 10' ( 6.63m x 3.05m )

### Bedroom One

13' 7" x 13' 2" max ( 4.14m x 4.01m max )

### Bedroom Two

13' 5" x 7' 5" ( 4.09m x 2.26m )

### Bathroom

### Additional

Lease 125 years from 2012

Ground Rent £250pa

Service Charge 2 lots of £1,378.79 paid  
half yearly, so 2757.58 pa

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

welcome to

## Empress Heights College Street, Southampton

- Stunning 5th Floor Apartment
- Corner Position with Two Balconies
- Two Double Bedrooms
- Open Plan Kitchen / Living Room
- Secure Under Croft Parking

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2012. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£230,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU116434](https://fox-and-sons.co.uk/Property/SOU116434)



Property Ref:  
SOU116434 - 0003

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**02380 225155**



[Southampton@fox-and-sons.co.uk](mailto:Southampton@fox-and-sons.co.uk)



32 - 34 London Road, SOUTHAMPTON,  
Hampshire, SO15 2AG



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