



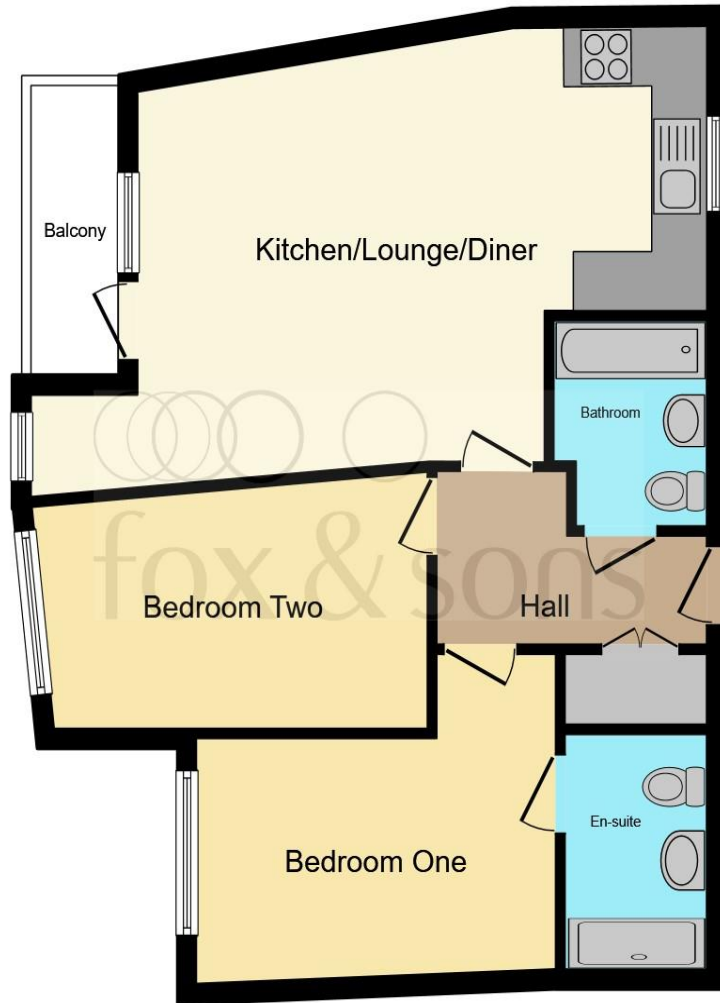
**Empress Heights College Street, Southampton SO14 3LA**

**welcome to**

**Empress Heights College Street, Southampton**

Occupying third floor position in the highly desirable 'Empress Heights', this magnificent apartment offers beautifully finished and very spacious accommodation with two double bedrooms, en-suite, family bathroom, balcony and no chain.





### Entrance Hall

### Kitchen / Diner / Lounge

22' 2" max x 16' 4" max ( 6.76m max x 4.98m max )

### Bedroom One

13' 1" x 8' 2" ( 3.99m x 2.49m )

### Bedroom Two

12' 1" x 8' 2" ( 3.68m x 2.49m )

### En-Suite

### Bathroom

### Additional

Lease 113 years remaining  
 Service Charge £2770pa (- due to reduce post a review shortly due to completion of building remedial works)  
 Ground Rent £250pa

Total floor area 60.4 m<sup>2</sup> (650 sq.ft.) approx

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 Third Floor Apartment
- Two Double Bedrooms
- En-Suite Shower Room & Family Bathroom
- Open Plan Lounge / Fitted Kitchen
- Balcony

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.

# £220,000



Please note the marker reflects the postcode not the actual property

**view this property online** [fox-and-sons.co.uk/Property/SOU116425](https://fox-and-sons.co.uk/Property/SOU116425)



Property Ref:  
SOU116425 - 0003

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