

West Central Portland Street, Southampton SO14 7BH



## welcome to

## West Central Portland Street, Southampton

Fox & Sons Southampton have pleasure in offering for sale this to offer this lovely second floor two-bedroom, two-bathroom apartment located in the heart of the city centre and opposite West Quay Shopping Centre, and a short walk to the City Centre High Street.



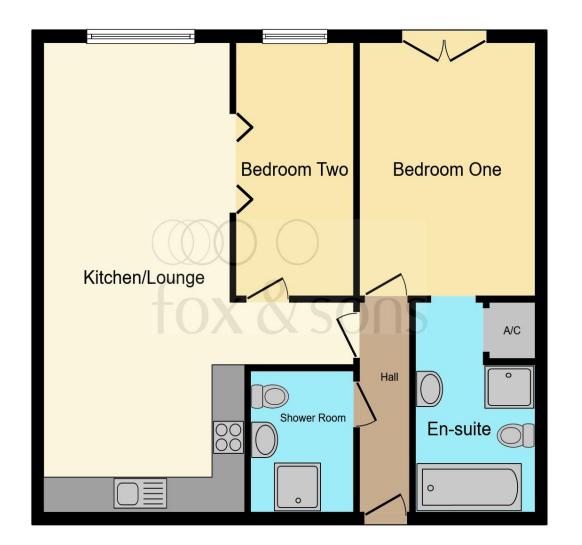












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability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

**Communal Entrance** 

**Lift To All Floors** 

#### Entrance

Hallway

**Lounge/Diner** 18' 3" x 10' 5" ( 5.56m x 3.17m )

**Kitchen** 11' 6" x 8' 1" ( 3.51m x 2.46m )

**Master Bedroom** 14' 5" x 10' 9" ( 4.39m x 3.28m )

#### **En-Suite Bathroom/Shower**

**Bedroom Two** 14' 3" x 7' 6" ( 4.34m x 2.29m )

**Family Bathroom /Shower** 

**Undercroft Parking Space** 

### **Additional Information**

Leasehold 103 years left on lease Service Charge - £2250 pa Ground Rent - £80 pa

#### **Agents Notes**

Agents Note Prospective purchaser should be aware that the wall in Bedroom Two can be folded back to provide one large room incorporating the lounge measuring 18'8 x 18'3 overall.

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- City Centre Location
- Two Bedrooms
- Two Bathrooms
- Allocated undercroft parking
- Fitted Kitchen with Built in appliances

### Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£220,000





## view this property online fox-and-sons.co.uk/Property/SOU116772

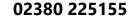


Property Ref: SOU116772 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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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# fox & sons







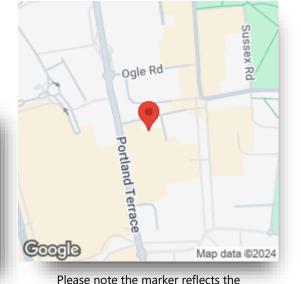
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postcode not the actual property