



West Central Portland Street, Southampton SO14 7BH

welcome to

West Central Portland Street, Southampton

Fox & Sons Southampton have pleasure in offering for sale 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.





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.

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

welcome to

West Central Portland Street, Southampton

- 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



Please note the marker reflects the
postcode not the actual property

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


fox & sons



02380 225155



Southampton@fox-and-sons.co.uk



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



fox-and-sons.co.uk