



Andersons Road, Southampton SO14 5FR

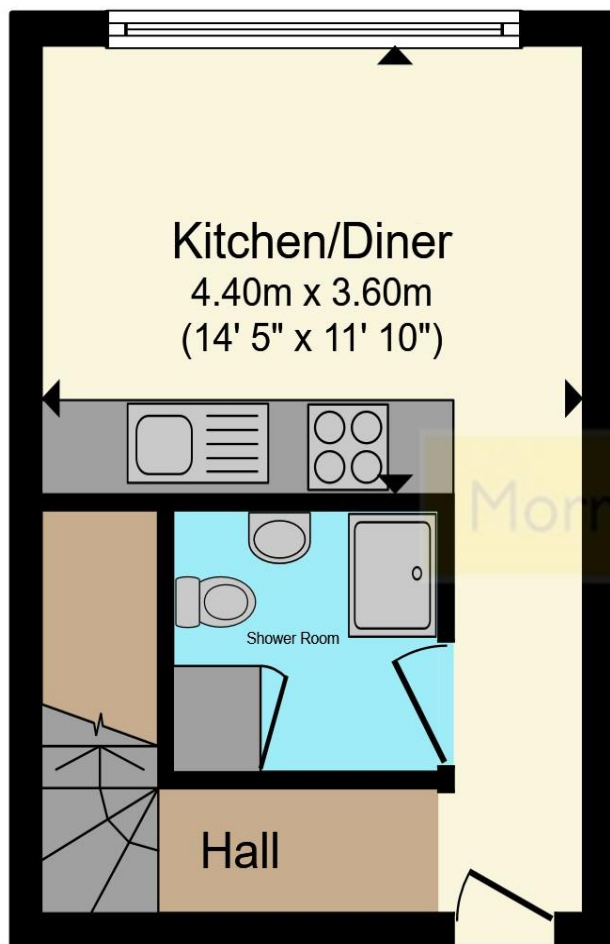
welcome to

Andersons Road, Southampton

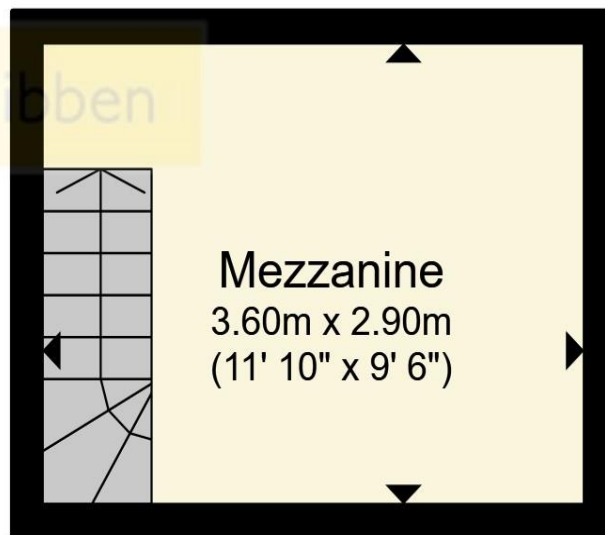
Modern One Bedroom Mezzanine Apartment – City Annexe, Southampton

Welcome to this beautifully presented mezzanine-style one-bedroom apartment, ideally located in the vibrant City Annexe development in central Southampton.





Ground Floor



Mezzanine

Entrance

Hallway

Open Plan Lounge/Kitchen

14' 7" x 11' 11" (4.45m x 3.63m)

Bathroom

Mezzanine

11' 10" x 10' 8" (3.61m x 3.25m)

Total floor area 31.4 sq.m. (338 sq.ft.) approx

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.

welcome to

Andersons Road, Southampton

- Unique Ground Floor One Bedroom Split-Level Apartment
- Plentiful Natural Light
- High Ceilings
- Prime City Centre Location
- Electric Heating

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2200.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2006. 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

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SOU117525 - 0002

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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