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Royal Crescent Apartments, SO14

Offers In Excess Of £240,000

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****INVESTORS ONLY** **TENANT IN SITU**** This is a bright and airy two-bedroom, seventh floor, penthouse apartment offers far reaching water views across the city. Internally, the property offers a spacious hallway and further into this modern apartment is the open plan lounge/diner/kitchen with floor to ceiling windows giving plenty of natural light and direct access to the roof terrace. The kitchen area benefits from an integrated fridge/freezer, dishwasher and plenty of storage cupboards. Both double bedrooms are spacious with the master bedroom benefitting from an en suite shower room with underfloor heating. The separate family bathroom has also been well maintained. Further, this property offers allocated, under croft parking.

The Royal Crescent Apartments was constructed in 2018 and is situated 0.7 miles away from the cosmopolitan City Centre. The Ocean Village Marina which is within close proximity, you will find convenience stores, restaurants, public house, beauty salon, excellent public walks and an impeccable five-star Harbour Hotel & Spa with a roof top cocktail bar and excellent dining experiences.

Service charge: £1,854.93 per annum approx.

Building insurance £3,456.33 per annum approx.

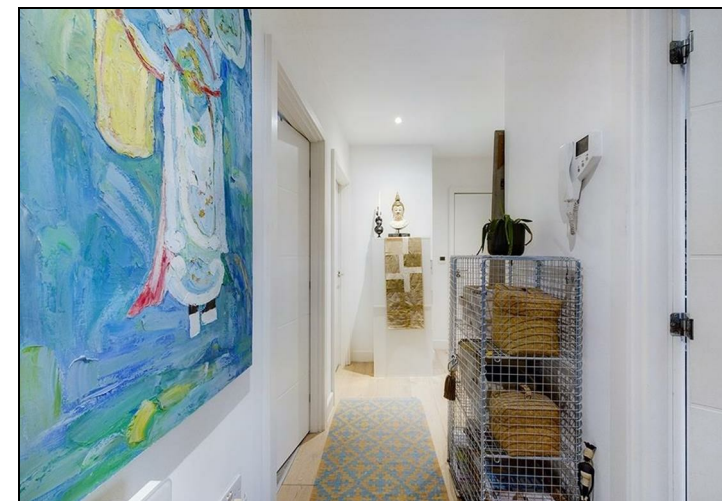
Ground Rent £260 per annum

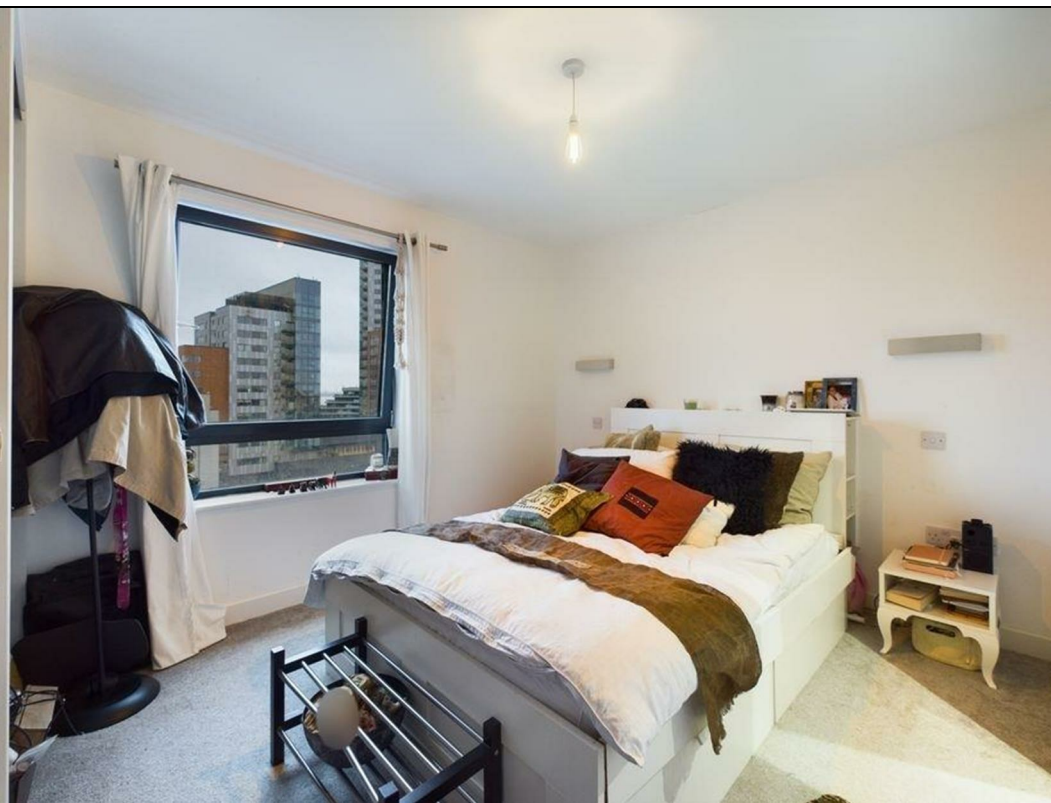
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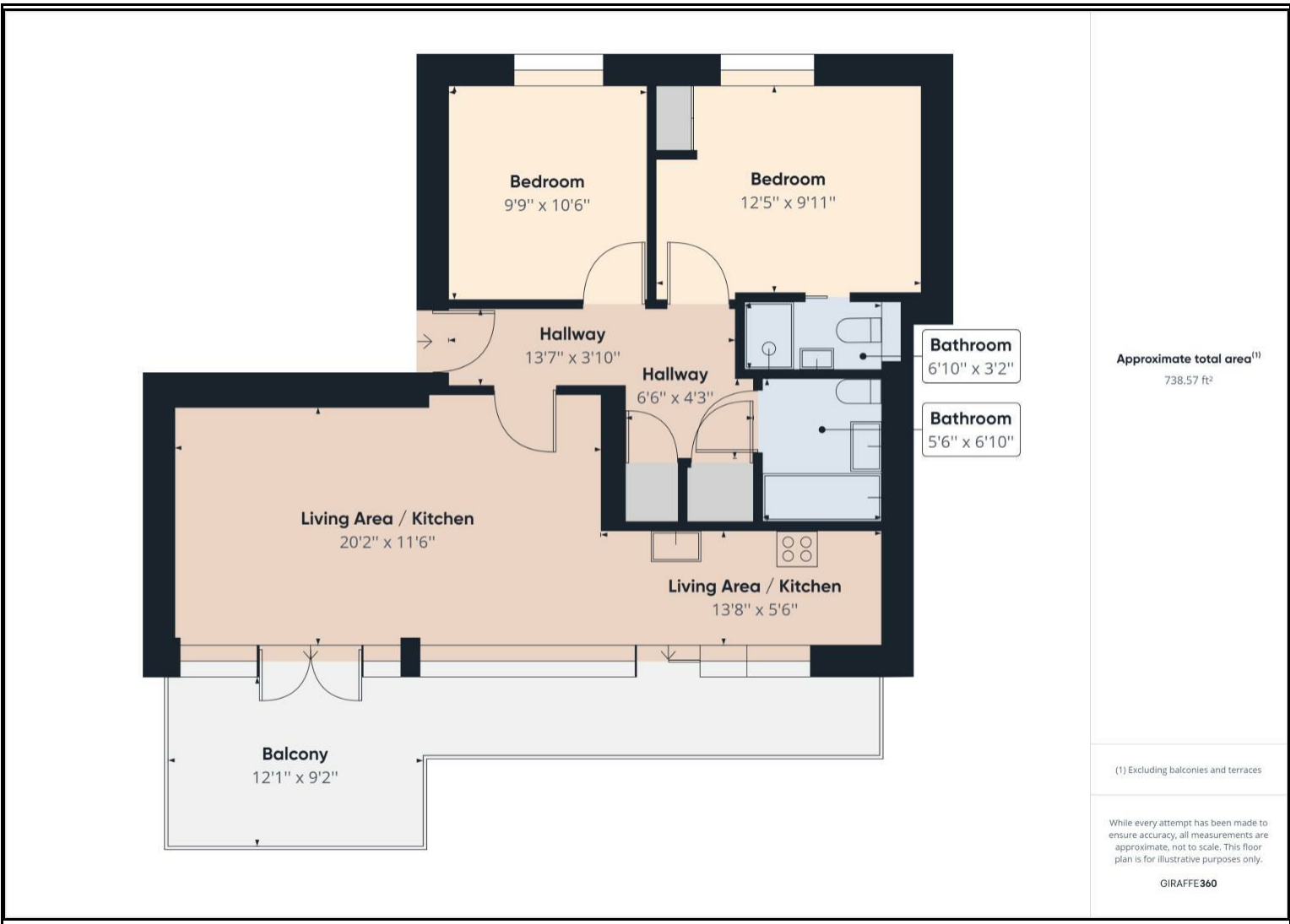


KEY FEATURES

- Penthouse With Superb Views
 - Roof Terrace
 - Two Double Bedrooms
- Large Open-Plan Reception Room
 - Fully Fitted Kitchen
 - Two Modern Bathrooms
 - Ample Storage
- Allocated Under Croft Parking
- Extensive City & Water Views
 - 117 Years Lease Approx.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	89	89	England & Wales	EU Directive 2002/91/EC

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