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Carlisle Court, Southampton SO16

Offers In Excess Of £195,000

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****NO ONWARD CHAIN** **TENANTS IN SITU UNTIL OCTOBER 2025**** A rare opportunity has arisen to purchase this two-bedroom duplex-style apartment, situated on the first floor of a medium sized block, in the sought-after location of Shirley, moments away from the areas wide array of amenities. With accommodation arranged over two floors this deceptively spacious, home enjoys a 16ft living room with separate dining area, a refitted Kitchen, a first-floor bathroom and a separate ground floor cloakroom. Outside, the property benefits from secluded communal gardens, allocated parking and guest parking.

Leasehold : 96 Years remaining approx.

Service Charge: £2,654 per annum approx. Includes building insurance.

Ground Rent £100 per annum

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



KEY FEATURES

- DUPLEX APARTMENT
- LARGE LIVING ROOM
- DOUBLE GLAZING THROUGHOUT
 - DINING AREA
 - MODERN KITCHEN
- FOUR PIECE BATHROOM
- SEPERATE CLOAKROOM
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- GUIDE PRICE FROM £210,000 TO
£220,000







Ground Floor



Floor 1

Approximate total area⁽¹⁾

941.75 ft²

Reduced headroom

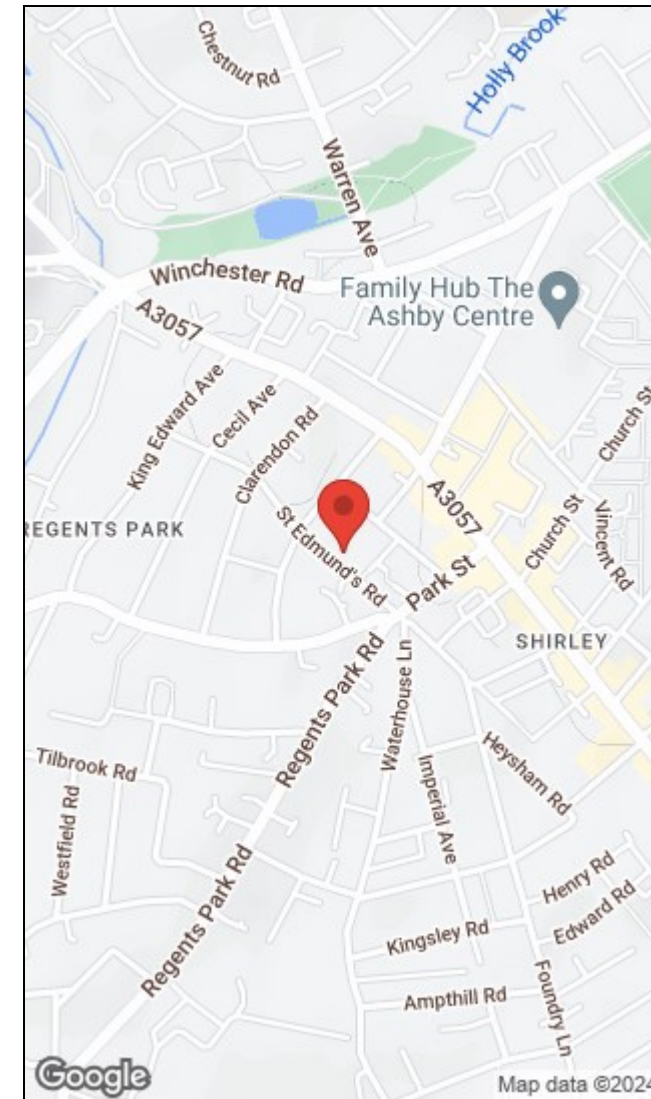
88.23 ft²

(1) Excluding balconies and terraces

Reduced headroom (below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| | | 76 | 76 |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
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