



**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE

 2  2  1  

# Carlisle Court, Southampton SO16

Asking Price £190,000

**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

**\*\*TENANTS IN SITU UNTIL OCTOBER 2025 at £1,200pcm\*\* \*\*NO ONWARD CHAIN\*\*** 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<sup>(1)</sup>

941.75 ft<sup>2</sup>

Reduced headroom

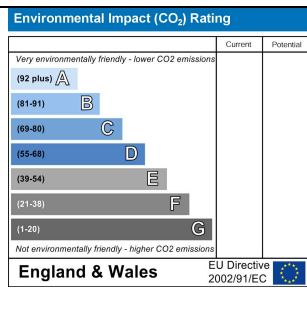
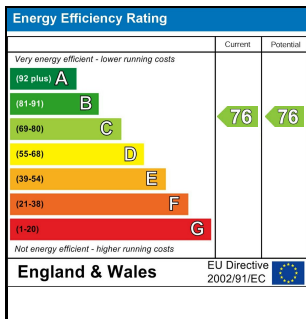
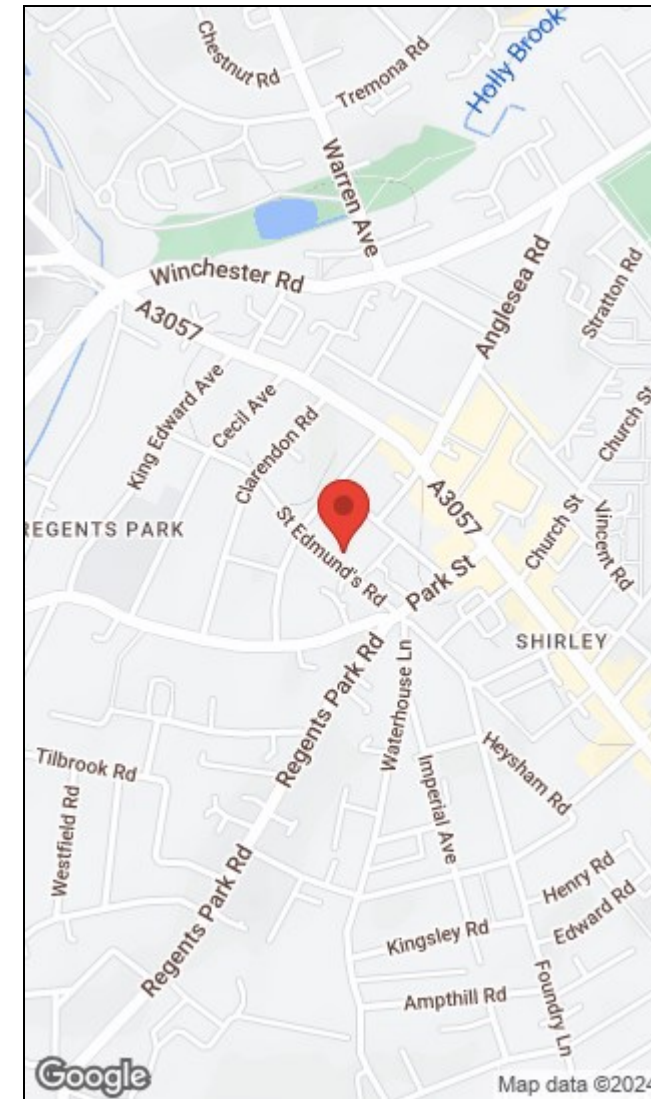
88.23 ft<sup>2</sup>

(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



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



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.