



HUNTERS[®]
HERE TO GET *you* THERE

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Carlisle Court, Southampton SO16

Asking Price £184,500



****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



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.

KEY FEATURES

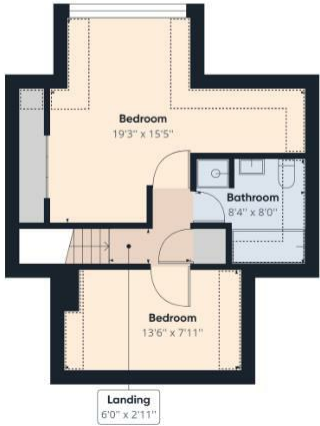
- DUPLEX APARTMENT
- LARGE LIVING ROOM
- DOUBLE GLAZING THROUGHOUT
 - DINING AREA
 - MODERN KITCHEN
- FOUR PIECE BATHROOM
- SEPERATE CLOAKROOM
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- GUIDE PRICE FROM £210,000 TO £220,000







Ground Floor



Floor 1

Approximate total area⁽¹⁾

941.75 ft²

Reduced headroom

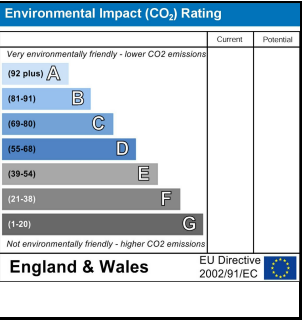
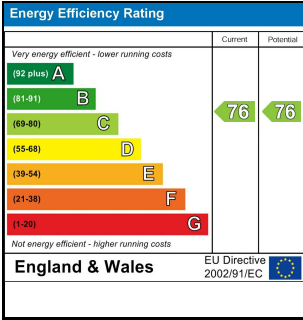
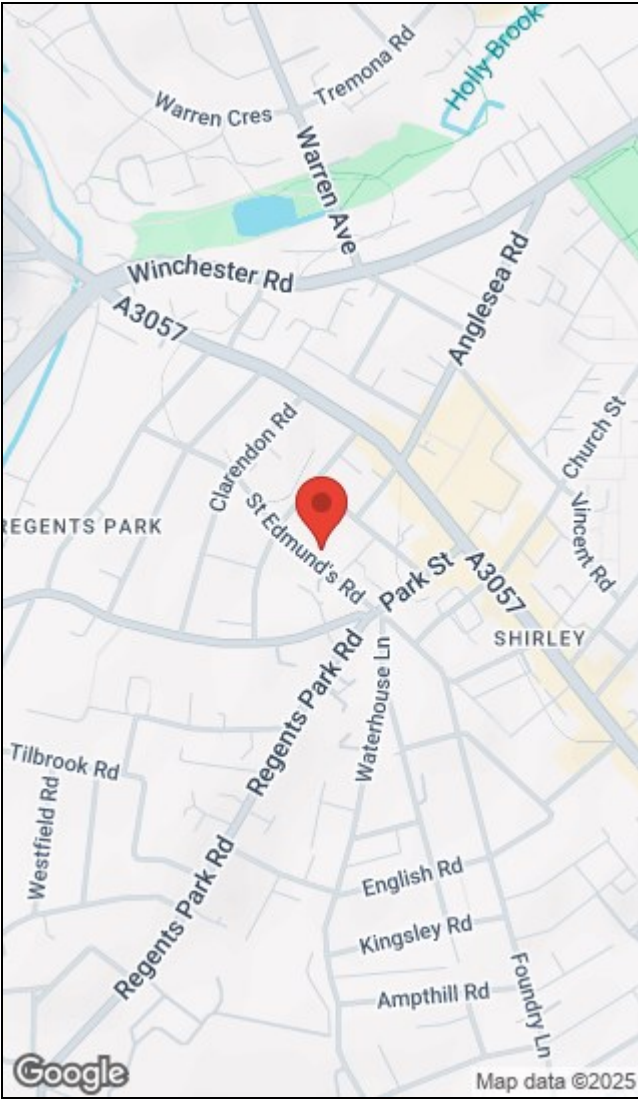
88.23 ft²

(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.

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