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# Neptune House, Southampton SO14

## Guide Price £218,000

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A very popular choice for owner occupiers and rental investors alike. This well presented, bright and airy fourth floor two bedroom apartment is located in the heart of Southampton, and in the popular Neptune House that is conveniently positioned on the fringe of Ocean Village.

The accommodation is arranged with a hallway, spacious living area and with a balcony, a well appointed fitted kitchen (including white goods), two good size bedrooms, bathroom and an en-suite which complements the main bedroom.

This apartment benefits with a secure allocated off road and covered parking space. Other features include, lift and stair access. The property offers an array of amenities close by from Restaurants, Hair salon, Public house, Convenience stores, five star Southampton Harbour Hotel & Spa and is situated 1.5 miles from Southampton mainline train station or, only 0.6 miles from a vibrant city centre.

\*No Forward Chain\*

Lease : 101 years remaining approx.

Service Charge: Approximate £2,417 per annum

Ground Rent: Approximate £100 per annum

Council Tax Band : 'C'

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



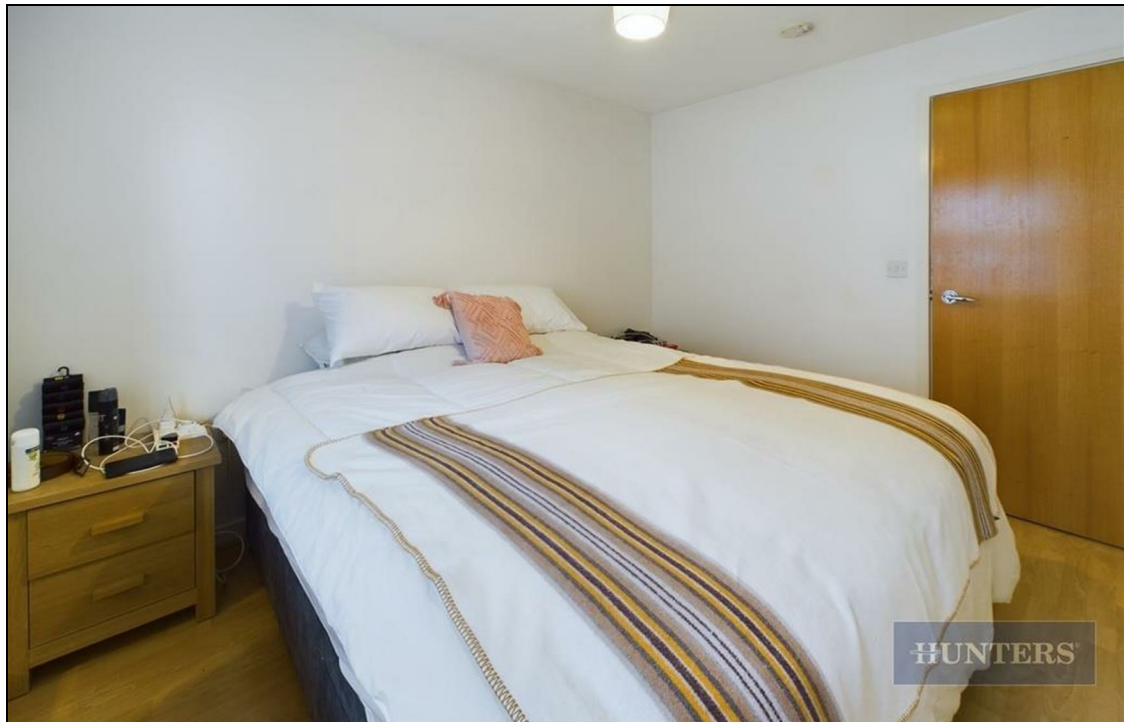


## KEY FEATURES

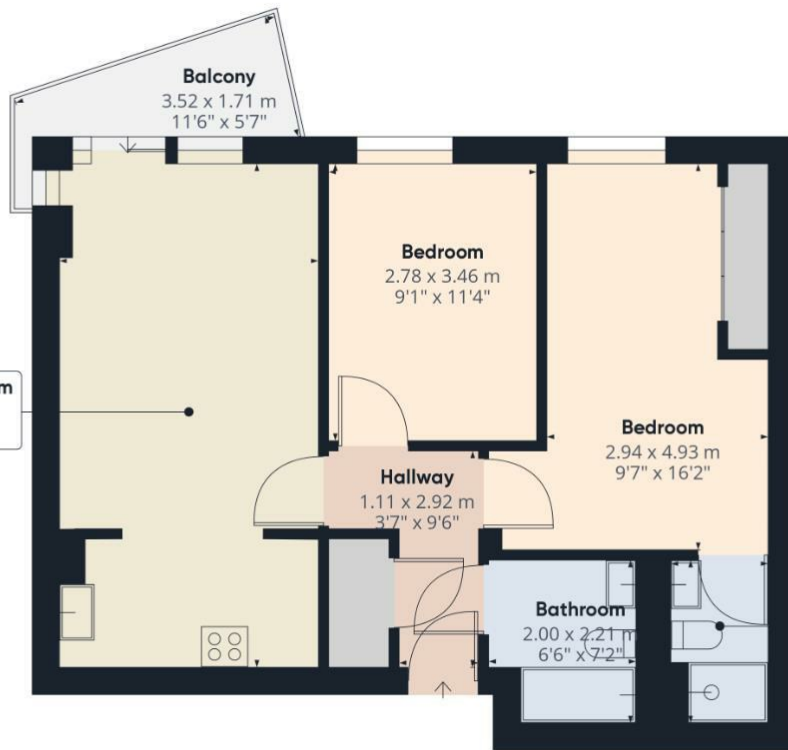
- Generous Lounge/ Diner
  - Balcony
  - Fully Fitted Kitchen
- Two Double Bedrooms
  - Two Bathrooms
- Double Glazed Windows
  - Gas Central Heating
  - Covered Parking Space
- Superb Location by Ocean Village
  - No Forward Chain







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**Kitchen / Living Area / Living Room**  
3.34 x 6.61 m  
10'11" x 21'8"

**Balcony**  
3.52 x 1.71 m  
11'6" x 5'7"

**Bedroom**  
2.78 x 3.46 m  
9'1" x 11'4"

**Bedroom**  
2.94 x 4.93 m  
9'7" x 16'2"

**Hallway**  
1.11 x 2.92 m  
3'7" x 9'6"

**Bathroom**  
2.00 x 2.21 m  
6'6" x 7'2"

**Bathroom**  
1.37 x 2.20 m  
4'6" x 7'2"

Approximate total area<sup>m</sup>  
60.81 m<sup>2</sup>  
654.55 ft<sup>2</sup>

Excluding balconies and terraces

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

GIRAFFE 360



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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