



**HUNTERS**<sup>®</sup>

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HUNTERS<sup>®</sup>

# Orchard Place, Southampton, SO14

## Guide Price £180,000

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HERE TO GET *you* THERE

**\*\*NO CHAIN\*\* CASH BUYERS ONLY\*\*** Situated on the first floor, this is a well presented excellent two bedroom apartment located near to Town Quay and Oxford Street. The property is accessed via secure communal entry phone and comprises large entrance hall and wood flooring, modern bathroom and open plan kitchen with white goods, large living and dining space with access to a lovely balcony and two double bedrooms with fitted wardrobes, the master bedroom comes with an suite shower and there is also a modern family bathroom. Further benefits include access to communal roof terrace.

The property is currently let and on a 'Periodic' tenancy. Accordingly, this apartment offers a great buy-to-let investment opportunity and is also ideal for first-time buyers.

Orchard Place was constructed in 2005 and is situated 0.3 miles away from Southampton city centre which offers an array of amenities on its doorstep some of which include: Restaurants, Bars, Hair salon, Coffee shops, Telephone house surgery, Convenience store and Queens Park. The location also benefits from easy access onto a local bus routes to travel the remaining city.

SERVICE CHARGE: £1980 Per Annum Approx.

GROUND RENT: £225 per annum

LEASE YEARS: 106 Remaining Approx

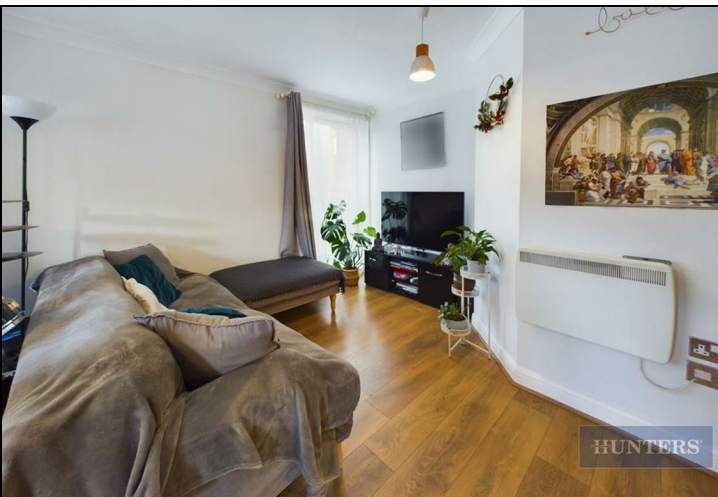
COUNCIL TAX BAND : C

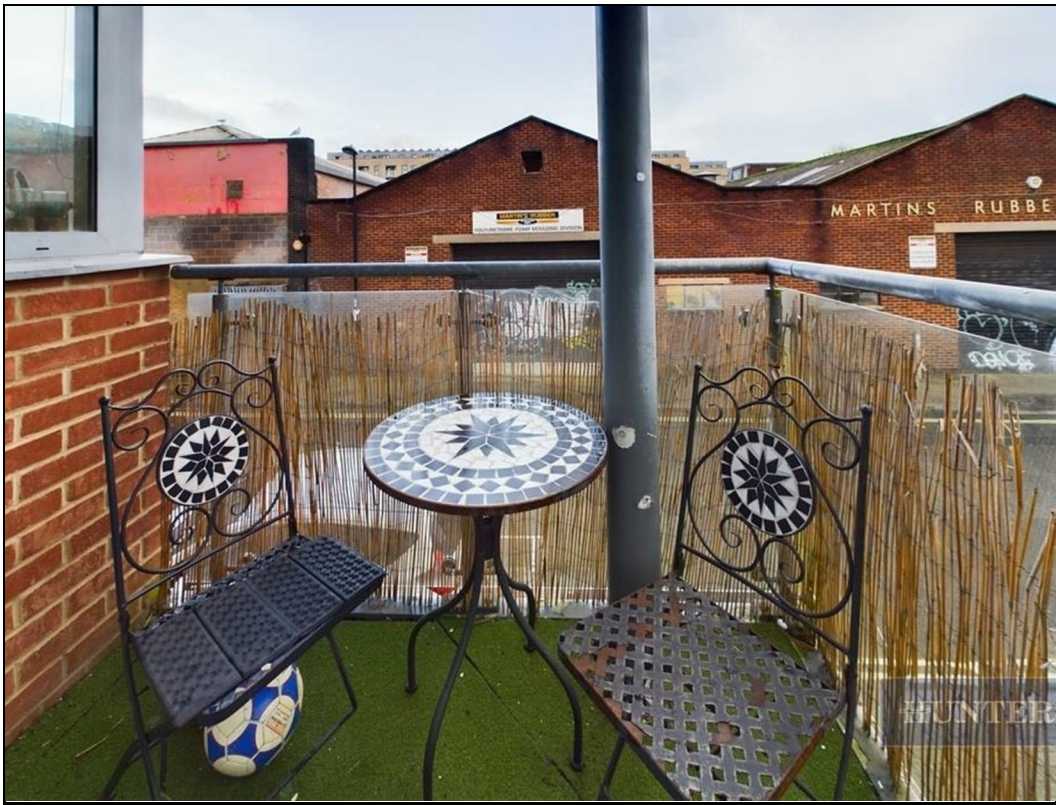
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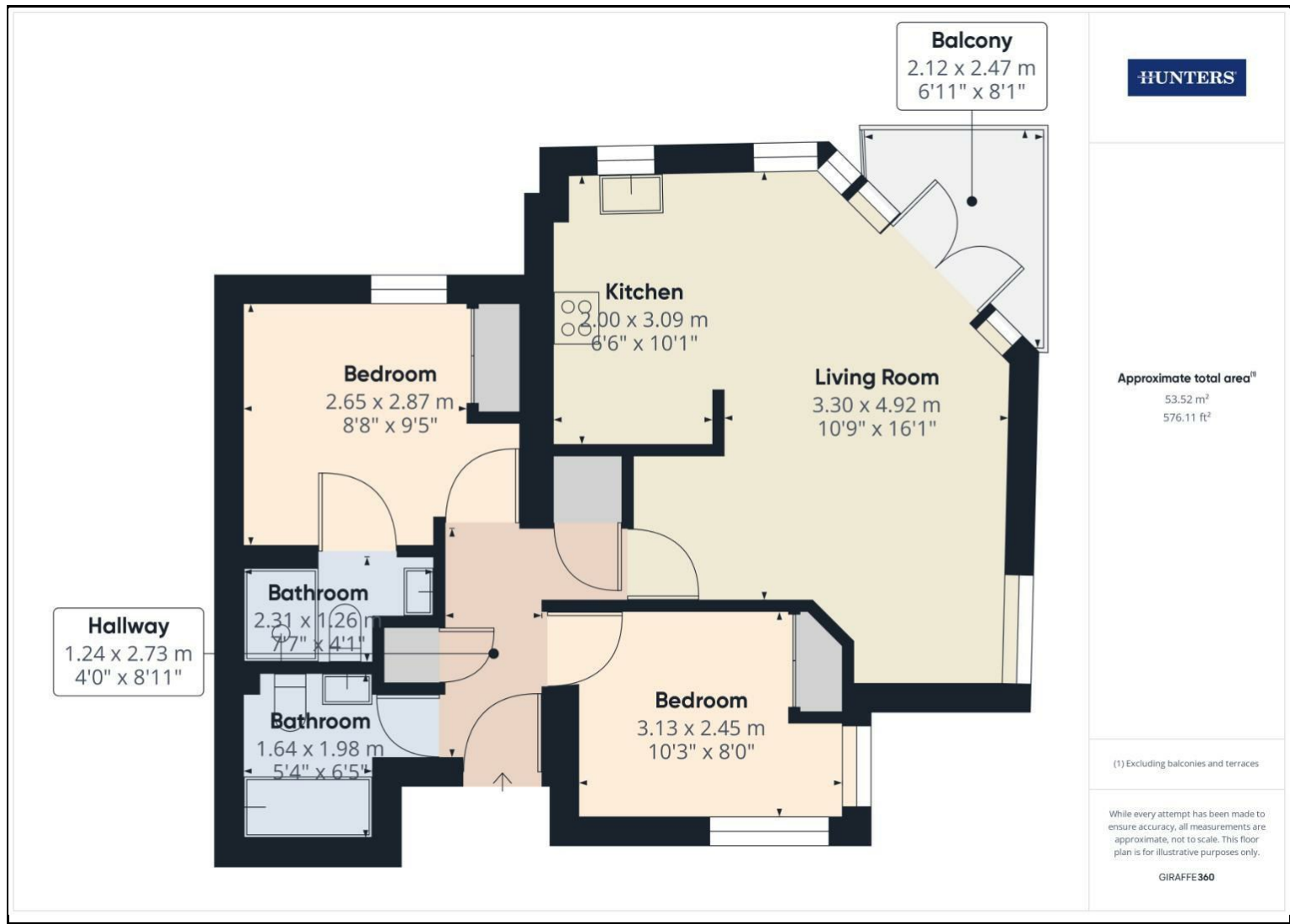


## KEY FEATURES

- NO CHAIN
- CASH BUYERS ONLY
- TWO BEDROOMS
- TWO BATHROOM
- LOUNGE/ DINER
- MODERN OPEN PLAN KITCHEN
- PRIVATE BALCONEY
- AMPLE STORAGE
- DOUBLE GALZING
- SUPERB CITY CENTRE LOCATION







| Energy Efficiency Rating                    |                         | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |
|---|-------------------------|---|-------------------------|
| Current                                     | Potential               | Current   | Potential               |
|   | 74                      |   |                         |
| Very energy efficient - lower running costs |                         | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |
| (92 plus) <b>A</b>                          |                         | (92 plus) <b>A</b>  |                         |
| (81-91) <b>B</b>                            |                         | (81-91) <b>B</b>  |                         |
| (69-80) <b>C</b>                            |                         | (69-80) <b>C</b>  |                         |
| (55-68) <b>D</b>                            | 62                      | (55-68) <b>D</b>  |                         |
| (39-54) <b>E</b>                            |                         | (39-54) <b>E</b>  |                         |
| (21-38) <b>F</b>                            |                         | (21-38) <b>F</b>  |                         |
| (1-20) <b>G</b>                             |                         | (1-20) <b>G</b>   |                         |
| Not energy efficient - higher running costs |                         | Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |
| England & Wales                             | EU Directive 2002/91/EC | England & Wales   | EU Directive 2002/91/EC |

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