

HUNTERS[®]
HERE TO GET *you* THERE

🛏️ 2 🛁 2 🛋️ | ☰ C

HUNTERS[®]

Kimber House, High Street, SO14

Offers In Excess Of £200,000



**** Earliest viewing is recommended**Parking Space Included****

Located in the heart of Southampton's vibrant city and set in the area known as the French Quarter is this modern top floor two double bedroom apartment in the popular Kimber House, High Street, SO14.

The property has a feature 22' x 10'10 lounge and a 10'8 x 6'9 kitchen with granite work surfaces and integrated appliances. There is a 13'6 x 11'2 master bedroom with fitted wardrobes and an ensuite shower room and a 9'2 x 8'6 second bedroom. The apartment also has an electric heating system, balcony, family bathroom, double glazing, views across the city, security entry system, lift and an allocated parking space.

Being in the heart of the City centre, Southampton offers a busy high street, West Quay shopping centre and Retail Park. For those looking for bars and restaurants, Oxford Street and Bedford Place are all within walking distance. Southampton also offers a Common with over 300 acres of parkland popular all year round. The central location is ideal for those looking to commute to London with regular lines direct to Waterloo station.

Lease: 110 Years Remaining Approx.

Service Charges : £2,100 per Annum Approx.

Ground Rent: £250 per annum approx. increase every 10 years.

Council Tax Band: C

EWS1 has a B2 rating, however, we understand most lenders are now lending on this property since works are booked to start within 12 months and costs related to fire safety remedial don't have to be paid for by the leaseholders. We have sighted the letter from the freeholder/managing agent confirming that they will be attending to fire safety remedial works (please request for a copy).

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



KEY FEATURES

- Two Bedrooms
- Two Bathrooms
- Large Reception 22' x 10'10
- Modern Kitchen
- Private Balcony
- Car Parking Space
- Superb City Centre Location
- Views Across the City
- EWS1-B2 rating

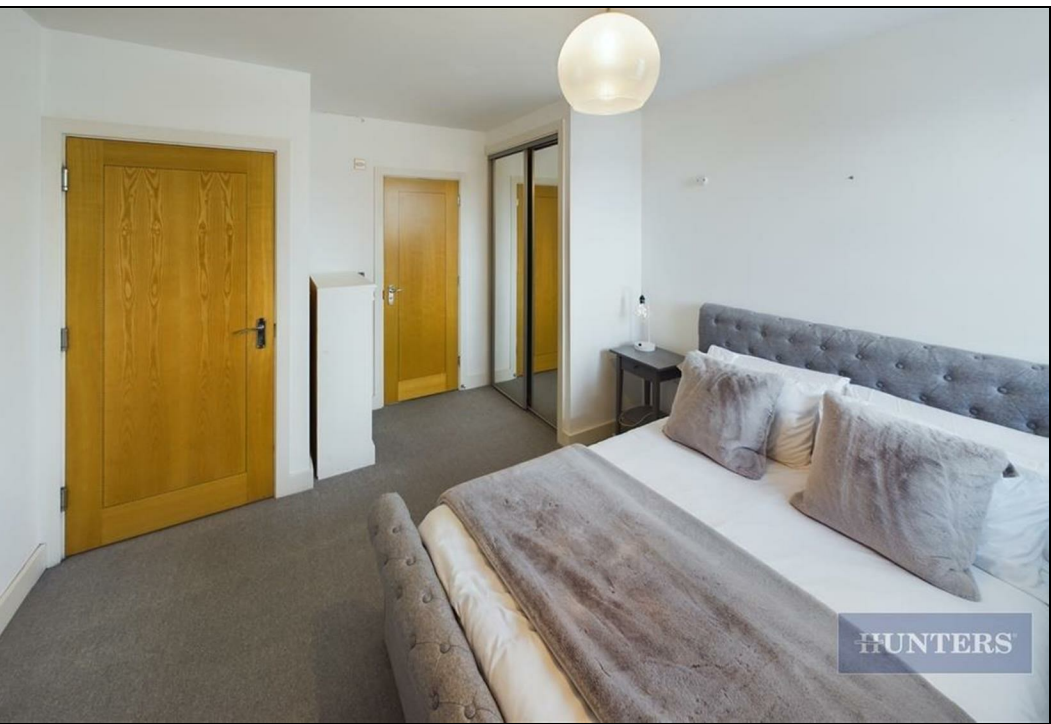




HUNTERS



HUNTERS

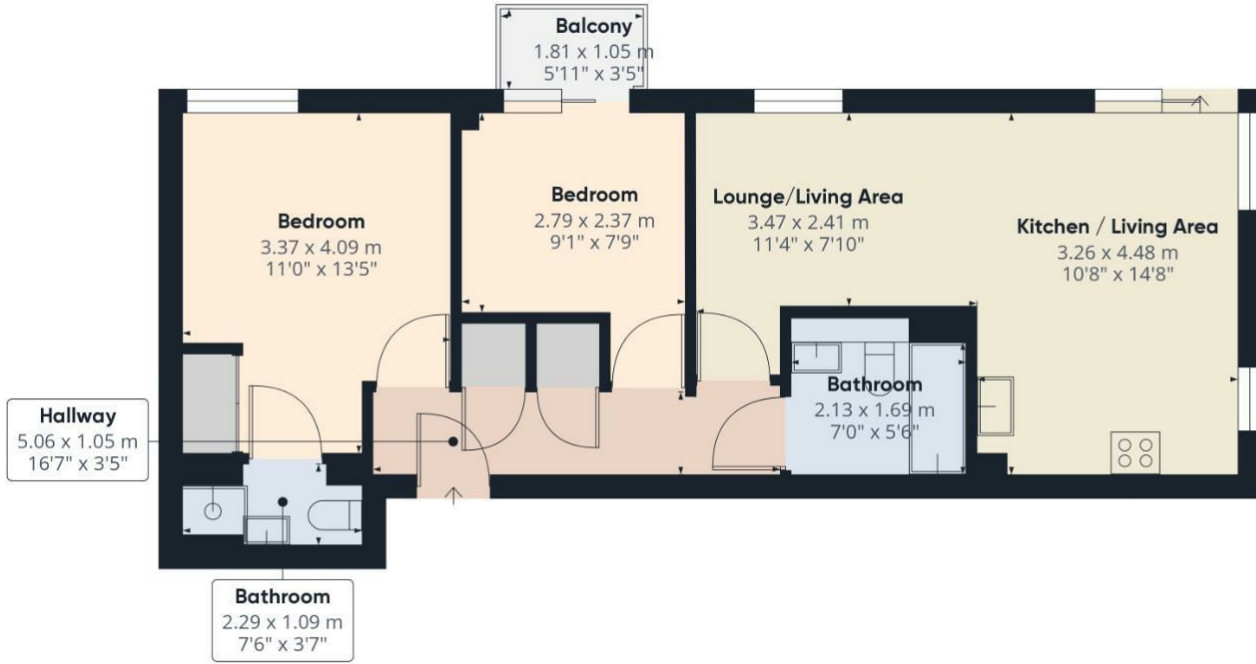


HUNTERS



HUNTERS

HUNTERS

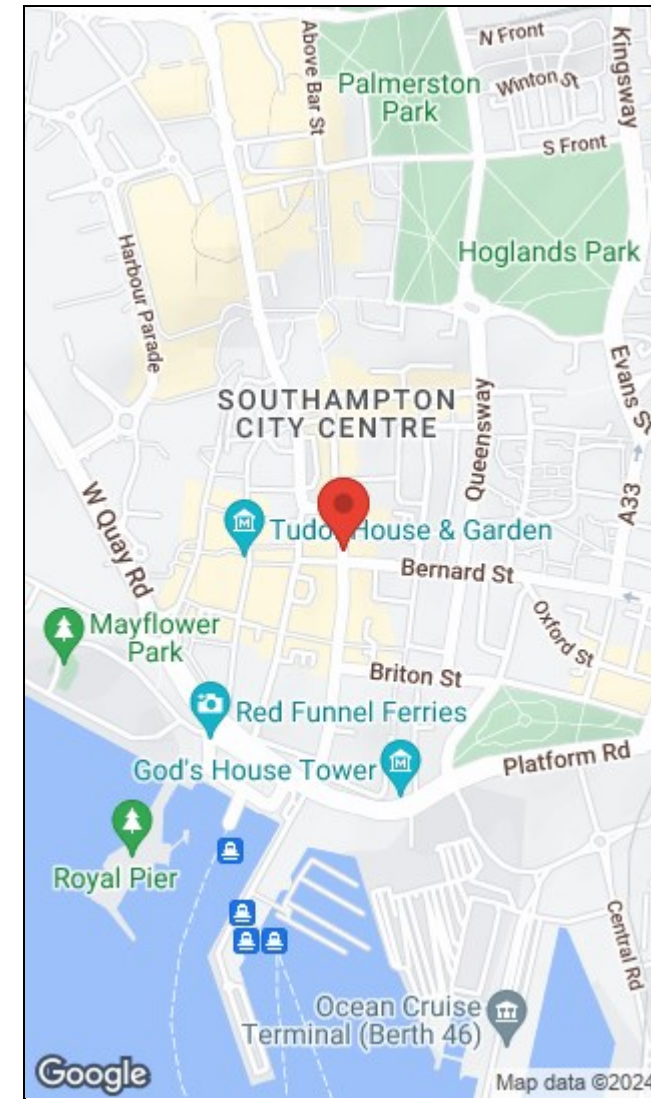


Approximate total area
57.86 m²
622.81 ft²

(1) 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) 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		
	70	78
EU Directive 2002/91/EC		
England & Wales		

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		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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.