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Briton Street, Southampton

Offers In Excess Of £170,000

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Welcome to this beautifully presented 9th floor apartment situated in the centre of Southampton. This apartment has all modern features finished to a very high standard throughout. Residing on a single, well-designed floor, the layout incorporates a spacious hallway with an ample sized storage cupboard. To the left the first double bedroom fixed with a built-in wardrobe space. Adjacent to this is the main bedroom equipped with ensuite walk-in shower space and heated towel rail. The reasonably sized bedroom has French doors leading out to a spectacular north facing city skyline view. Opposite to the bedroom the living area with enough sitting and dining space in one for all entertaining topped with spectacular south facing water view. The kitchen is built to a high standard with an appliance's oven, hob, cooker hood, dishwasher, microwave, and washer dryer are integrated. Features outside the property include allocated undercroft parking space and beautiful communal residents' gardens found to the rear of the building which are predominantly laid to lawn with raised planted areas as well as a communal gym equipped with treadmill and weight lifting equipment.

Oceana Boulevard 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.

CASH BUYERS ONLY due to EWS1 having B2 rating.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 136 Years approx.

Leasehold Annual Service Charge Amount £5,196.60 pa.

Leasehold Ground Rent Amount : £250.00 pa.

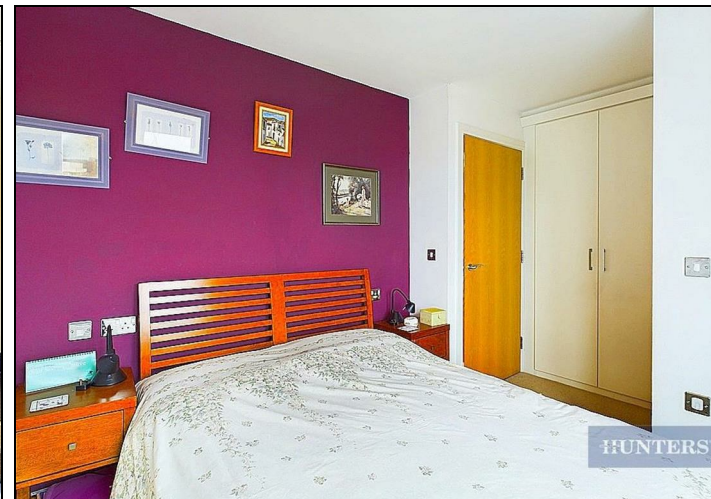
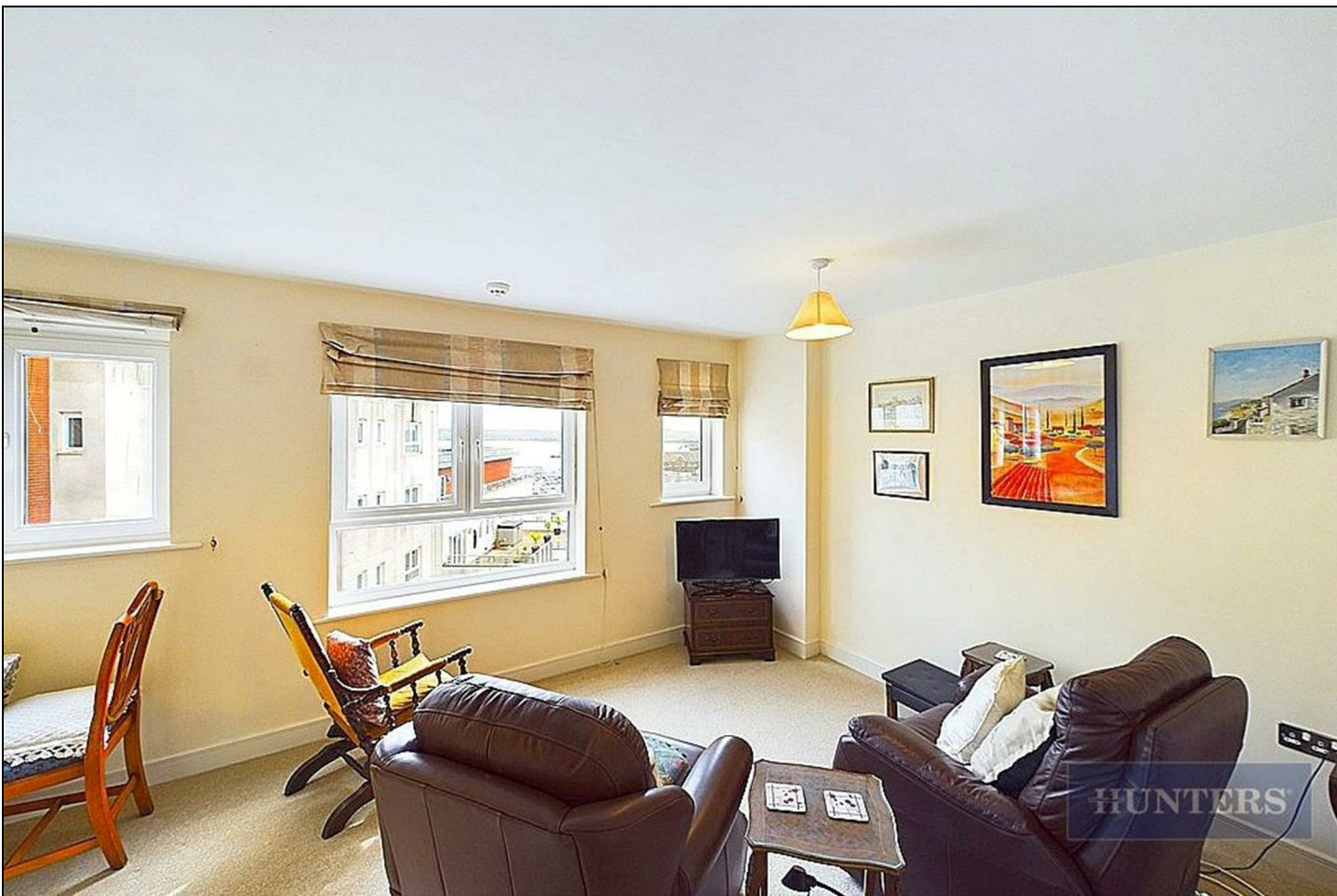
Council Tax Banding; C

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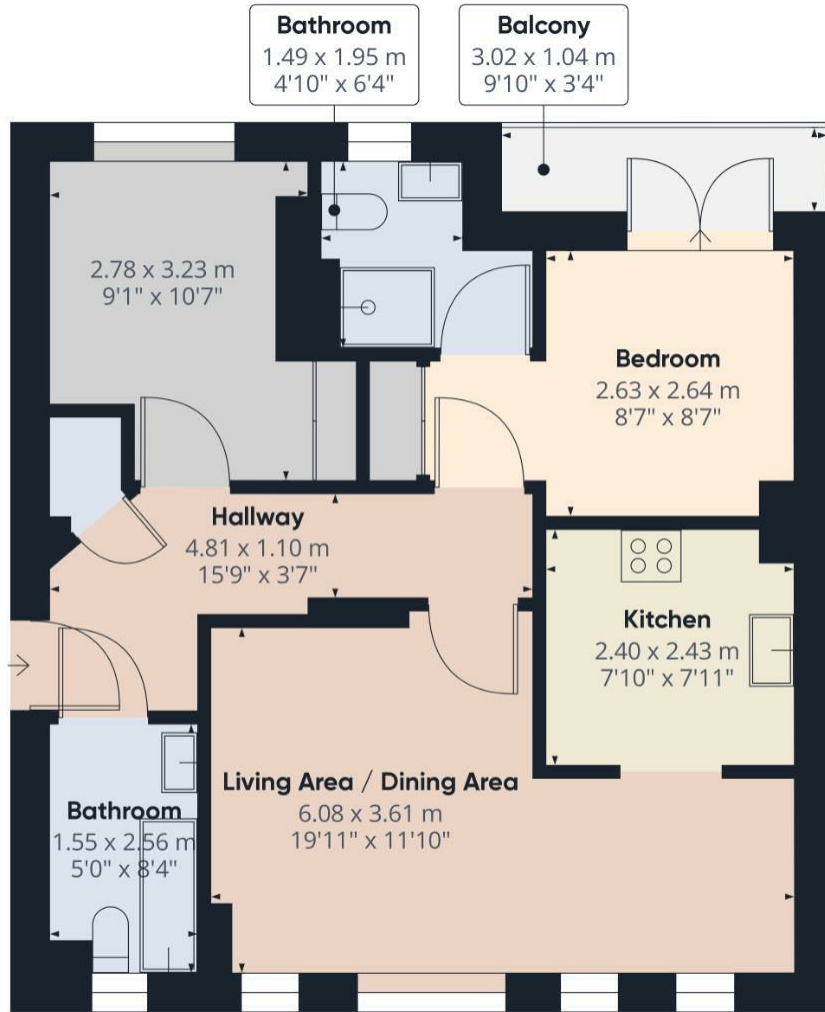


KEY FEATURES

- Ninth Floor Apartment
- Modern fitted kitchen
- Ideal for First Time Buyers and Investors
 - Secure Telephone Entry System
 - Communal Garden and Gym
- Short Distance to West Quay Shopping Centre
 - EPC :
 - Council Tax : C
 - Cash Buyer Only







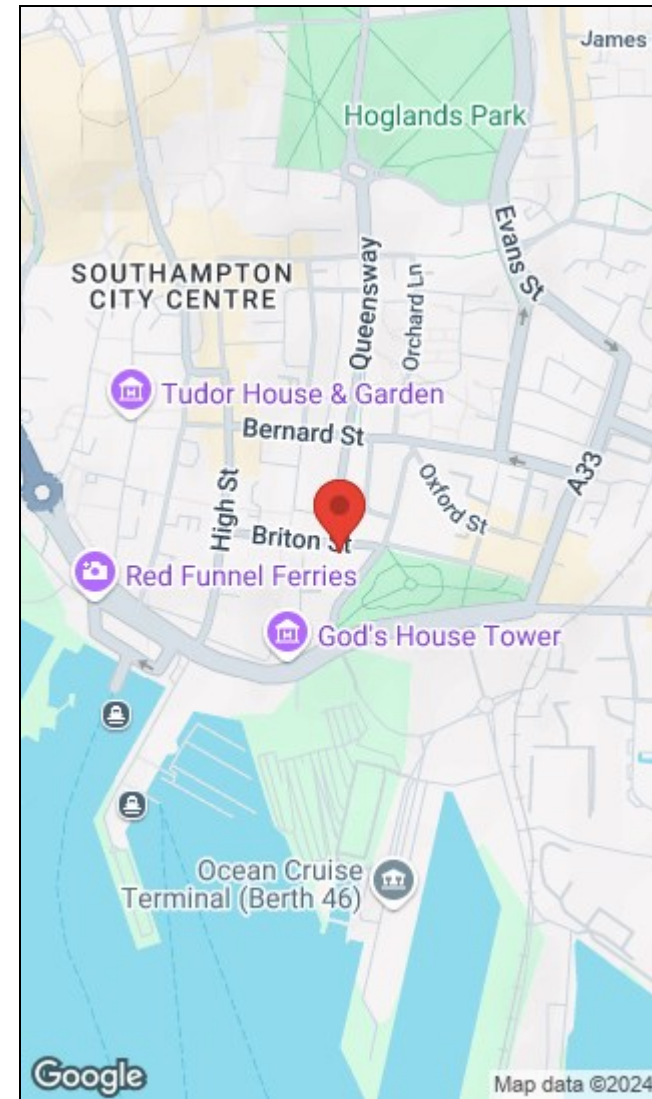
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Approximate total area⁽¹⁾
 57.06 m²
 614.19 ft²

(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.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		73	
		81	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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