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# Guildhall Apartments

## Offers In Excess Of £300,000



This modern and spacious two bedroom apartment has a generously sized terrace that offers panoramic views over parkland, the historic city, and partial glimpses of Southampton Water in the distance, making it a highly desirable location. The Guildhall Apartments, located in the heart of Southampton, were completed in 2016. The property is finished to a very high standard throughout and also boasts a car lift to the secure car park. This well maintained apartment is definitely not one to be missed.

On entering the apartment there is a long hallway with lightwood flooring, and doors to all rooms leading off it. There is a double door utility and storage cupboard that also houses the geothermal heating system. The reception room has floor to ceiling windows and access to the really stand out feature of this property, the terrace. This fantastic outdoor space measures 25'3" x 19'6" and has stunning views across the city. The light and bright open plan lounge/ kitchen is a great living space, with a modern fully fitted kitchen featuring Bosch appliances and quartz countertops. The master bedroom features a double built in wardrobe, an ensuite shower room, and oversized windows that offer views of the park. The outlook continues in the second bedroom, also with large windows. There is a modern family bathroom with a shower over the bath.

The property benefits from double glazing throughout, underfloor heating, and access to an additional communal roof terrace. The allocated under croft parking also has secure cycle storage and is accessed via a car lift. Further to this there is a secure entry system into the communal lobby maintained by the block caretaker, where you will find a lift and stairs to all floors.

This city centre apartment truly must not be missed. Conveniently located within the heart of the city centre, East Park, the SeaCity museum, art gallery and guildhall are all right on your doorstep. It is just 0.4mi to Westquay shopping centre and 0.5mi to Southampton Central station. The park side location offers lovely walks as well as easy access to the high street with its shops, bars, cafes and restaurants.

#### Material Information

Tenure Type; Leasehold

Unexpired Years: 117 years remaining approx.

EVSI – B2 Rating with Landlord Certificate Available

Annual Service Charge: £3,294.00

Annual Ground Rent: £250 for the apartment

Annual Ground Rent: £100 for the car-parking space

Next Rent Review: 29/03/2031 (thereafter 15 yearly) based on RPI.

Council Tax Band : D

#### AML

Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £48inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



## KEY FEATURES

- Modern Apartment With Panoramic Views
- Generous Private Terrace 25'3" x 19'6" ft
  - Two Double Bedrooms
  - Two Bathrooms
- Impressive Open Plan Kitchen/Living Room
  - Modern Finish Throughout
- Residents' terrace with southerly and westerly city views
  - Master Bedroom with Ensuite
  - Fourth Floor
  - Secure Parking with Car Lift











