

**HUNTERS**<sup>®</sup>  
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# Guildhall Apartments, Park Walk, SO14

Guide Price £300,000



With panoramic views across parkland, the city and along Southampton Water to the Isle of Wight, this generous apartment is in a highly desirable location at the heart of Southampton. Guildhall Apartments were completed in 2016 and were finished to a very high standard throughout. This superb apartment was purchased off-plan by the current owners for weekend use therefore, the apartment is offered virtually as new and no forward chain!

The property benefits from double glazing throughout, under floor heating, a geothermal heating system, access to an additional roof terrace. The allocated undercroft parking, generous undercroft secure cycle storage are both accessed via a car lift.

Upon entering the apartment through the hallway you are welcomed by an open plan generous sized reception room with floor to ceiling windows offering stunning views across the city. The balcony is accessible from here and the primary bedroom. The modern fully fitted kitchen features Bosch appliances and quartz countertops. In the hallway, there is a double cupboard which is the perfect spot for washer/dryer, a cloakroom and storage facilities that also houses the geothermal heating system.

The master bedroom has oversized windows offering wide views of the park and access to the balcony, double built in wardrobe and ensuite shower room. The views continue in the second bedroom through large windows. There is also a modern family bathroom.

There is secure entry system into the communal lobby, which is maintained by the block caretaker, here you will find a lift and stairs to all floors.

Step outside you are surrounded with the buzz of city living, restaurants, bars, pubs, cafes. As well as the many various events held at the O2 Guildhall, a stroll into West Quay which offers around 130 shops and West Quay Watermark which offers a wide selection of different cuisines, showcase cinema and an arcade. The park offers lovely walks to escape from the hum of the high street.

Material Information - Southampton

Tenure Type; Leasehold

Unexpired Years: 116 years remaining approx.

EW51 – B2 Rating with Landlord Certificate Available on Request

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.

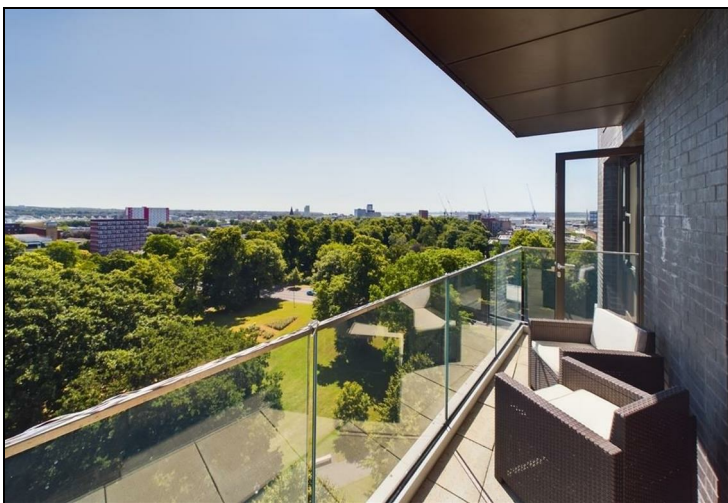
These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

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.



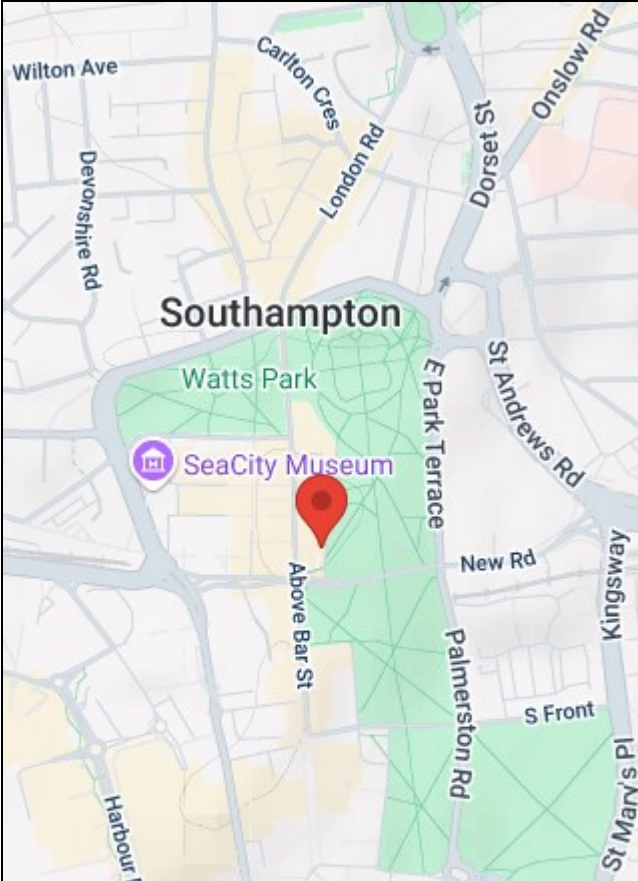
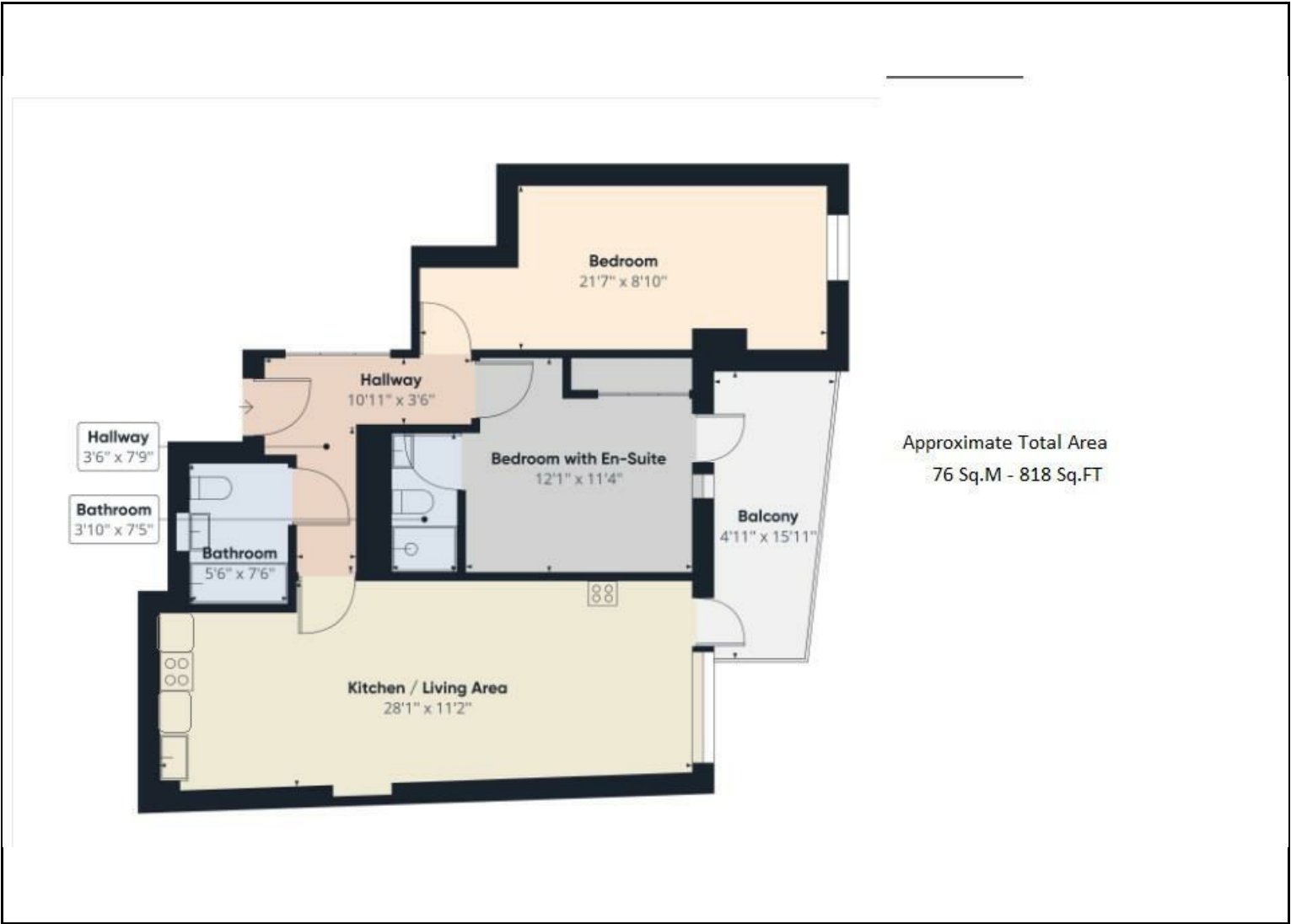
## KEY FEATURES

- No Forward Chain
- Panoramic Views
- Modern Open Plan Living
- Two Double Bedrooms
  - Large Balcony
  - Fully Fitted Kitchen
- Two Bathrooms (One Ensuite)
  - Central Location
- Lease : 118 years remaining approx.
  - EPC : 'B'









| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| 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>                            |                         |           | (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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