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# Adyar House, Southampton, Hampshire

## Offers In Excess Of £230,000



A beautifully appointed two bedroom apartment in the heart of Southampton's bustling city centre, currently let until August 2025.

This stylishly finished apartment enjoys a host of features including high ceilings with character Georgian bar windows creating a very bright and modern feel throughout. The open plan living area provides ample space for a dining room table and chairs and clearly defined lounge area, whilst the clever design of the kitchen with its integrated appliances and modern finish maximises space and functionality.

The property benefits from two double bedrooms, one with an en-suite shower room. There is a separate modern family style bathroom and an allocated parking space.

Tenure Type; Share of Freehold

Leasehold Years remaining on lease; 995 years remaining approx.

Leasehold Annual Service Charge Amount £2,200 including ground rent approx.

Council Tax Banding; D

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)

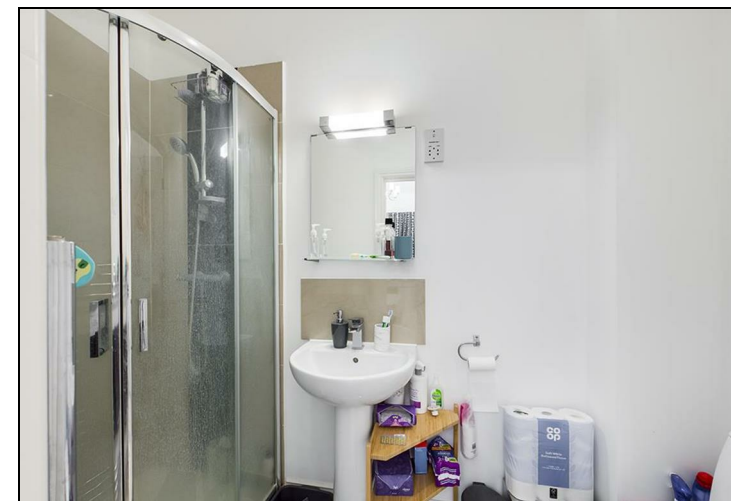


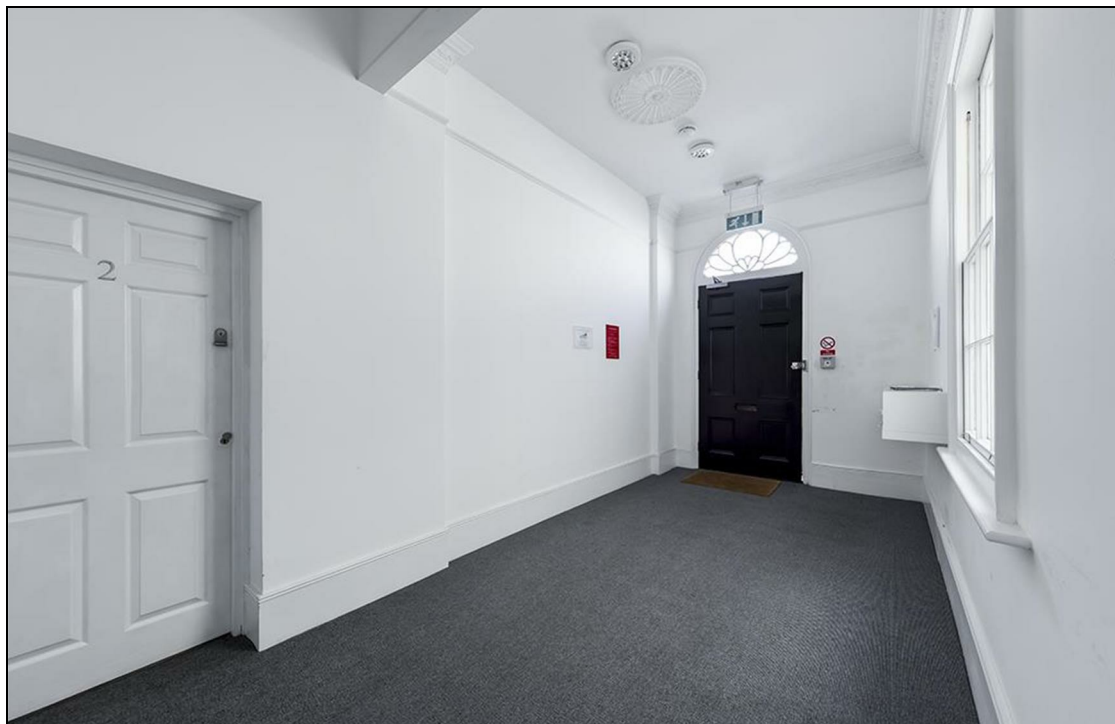
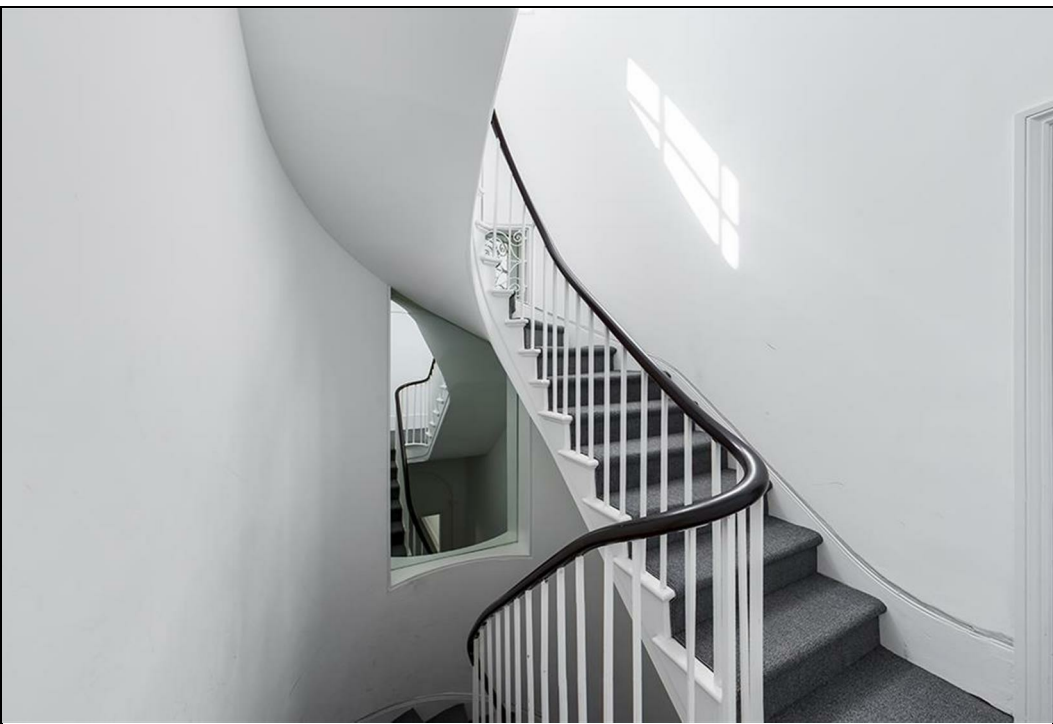




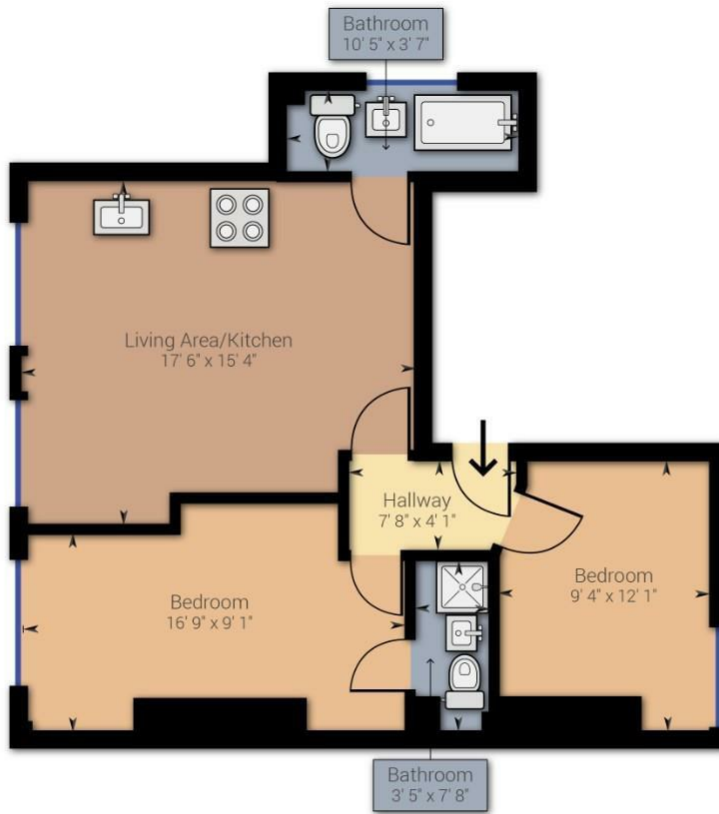
## KEY FEATURES

- City centre apartment
- Modern open plan living
- Two double bedrooms
  - Allocated parking
  - No onward chain
  - Share of Freehold





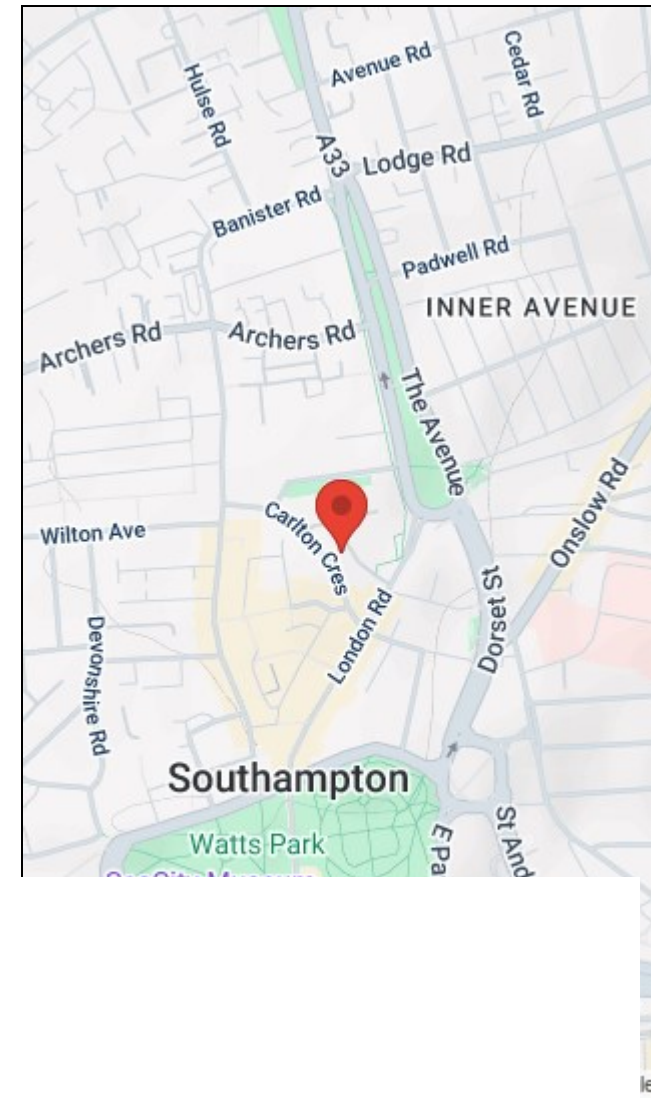




Approximate net internal area: 596.35 ft<sup>2</sup>

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs					
(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					
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

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