



HUNTERS[®]
HERE TO GET *you* THERE

2 2 1 1 1 C

Cavendish Grove, Southampton, Hampshire

Offers In Excess Of £175,000



This beautiful and charming apartment is located on the first floor of this period, share of freehold, building.

Starting with an entrance at the rear, that is shared with two others.

Entering the property, you are greeted with stairs that lead up to the apartment. To the back is a well sized, high ceiling, living room which is bright, airy and well presented. The bathroom is contemporary in design, with a shower over bath, wash basin and wc. Both bedrooms are doubles with the second bedroom hosting a storage cupboard with the boiler. The kitchen has been re-fitted with a complement of integrated appliances.

Other features of the apartment include but not limited too; gas central heating and allocated parking for one vehicle.

Southampton Common, with its expansive three hundred acres of parkland, is nearby, offering excellent opportunities for outdoor recreation. Southampton City Centre, home to the popular West Quay Shopping Centre, is conveniently just 1.3 miles away.

Tenure Type: Share of Freehold

Leasehold Years remaining on lease: 104 years approx.

Leasehold Annual Service Charge Amount: £1690.80per annum approx

Leasehold Ground Rent Amount: Peppercorn (Share of Freehold)

Council Tax Banding: B

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.

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



KEY FEATURES

- Two Double Bedroom Apartment
 - First Floor
 - Secluded Avenue Location
- Modern Three Piece Bathroom
 - Updated Kitchen
 - Gas Central Heating
 - Conversion Period Build
 - Allocated Parking
- Southampton Common within 1 Mile
 - EPC: C





