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Guildhall Apartments, Southampton

Offers In Excess Of £425,000



Situated on the top floor of the sought-after Guildhall Apartments, this stunning three-bedroom penthouse offers stylish, contemporary living with panoramic views across Southampton. Designed to a high specification, the apartment blends comfort and elegance in a prime central location.

Upon entering, you're greeted by a bright open-plan living space with soaring ceilings and floor-to-ceiling windows that flood the room with natural light. The layout flows effortlessly onto a large private terrace, ideal for entertaining or relaxing while taking in the vibrant panoramic city, and park views, including the New Forest.

The sleek modern kitchen features quartz worktops and integrated Bosch appliances. A hallway cupboard provides ample storage, space for both a washer and a dryer, in addition to housing the energy-efficient geothermal heating system.

Both the principal and second double bedrooms are generously sized with the principal including a modern en-suite shower room and giving access to the large private terrace. All three bedrooms have large windows with the master and third bedroom windows showcasing the skyline. A stylish family bathroom serves the second and third bedrooms, and guests.

Additional highlights include underfloor heating, double glazing, and access to a communal roof terrace with sweeping views. The property also includes two allocated undercroft parking spaces accessed via a secure car lift, along with secure cycle storage. A fob-controlled lobby, lift and stair access, and on-site caretaker enhance convenience and security.

Completed in 2016, Guildhall Apartments remains one of Southampton's most exclusive, unique and desirable developments. Residents benefit from a peaceful, well-maintained setting and unbeatable location with excellent amenities and transport links. From East Park being on your doorstep and within walking distance of cultural landmarks, Westquay shopping centre (0.4 miles), Southampton Central station (0.5 miles) and Southampton Airport (4.1 miles), offering direct connections to London and beyond.

Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 115 Years Remaining Approx.

Leasehold Annual Service Charge Amount £4,330.13 Approx.

Leasehold Ground Rent Amount, £500 Approx.

Council Tax Banding; E

In line with Money Laundering Regulations, successful buyers will be required to complete digital identity checks provided by Coadjute's Assured Compliance service. The cost of these checks is £48 inc. VAT per purchaser, which is paid in advance directly to Coadjute's Assured Compliance service. This charge verifies your identity and source of funds in line with our obligations to HMRC.

KEY FEATURES

- Stunning top-floor three-bedroom penthouse in the sought-after Guildhall Apartments
- Panoramic city, park and New Forest views from floor-to-ceiling windows and large expansive private terrace.
- Spacious open-plan living area with high ceilings and natural light throughout
- Sleek modern kitchen with quartz worktops and integrated Bosch appliances
- Three bedrooms with large windows, two of which are doubles, with the principal having an en-suite shower room
 - Stylish family bathroom with high-quality finishes
- Energy-efficient geothermal heating system and underfloor heating throughout
- Access to communal roof terrace with far-reaching views
- Two allocated undercroft parking spaces with secure car lift and cycle storage
- Prime central location close to East Park, Westquay, Southampton Central Station & Southampton Airport







