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PORTLAND PIR

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**HUNTERS<sup>®</sup>**

# Portland Terrace, Southampton



## Offers In Excess Of £200,000

A bright and well presented two-bedroom apartment offering generous and versatile living space of approximately 76.5 sq metres (823 sq ft). This well-designed home features a living room, a modern kitchen, two bathrooms, and ample hallway space, making it perfect for comfortable everyday living.

The living room (16'8" x 12'3") provides an excellent space for relaxing and entertaining, while the adjacent kitchen (12'7" x 12'0") is generously sized and well-equipped.

The master bedroom (14'3" x 12'1") benefits from its own en-suite bathroom, while the second double bedroom (10'0" x 11'8") offers flexibility for guests, a home office, or additional storage.

A further bathroom and intelligently designed hallway areas add to the convenience and practicality of this attractive property.

Located in a sought-after area with easy access to local amenities and transport links, this apartment presents an excellent opportunity for first-time buyers, or investors (as this property is currently let and it is on a Periodic Tenancy).

This bright & airy apartment is located on the higher floor (no lift).

Grade 2 listed

Currently let on a periodic tenancy.

Leasehold Years remaining on lease:

Remaining Lease: 103 Years approx.

Annual Service Charge Amount: £2,132 approx.

Leasehold Ground Rent Current Amount: £250 per annum approx.

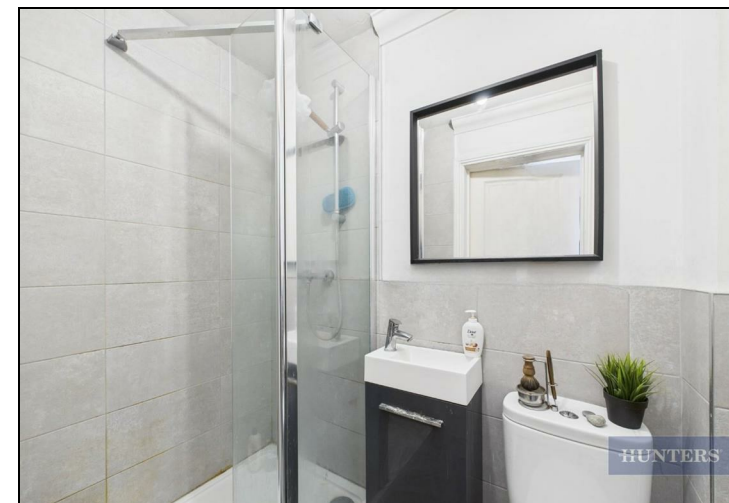
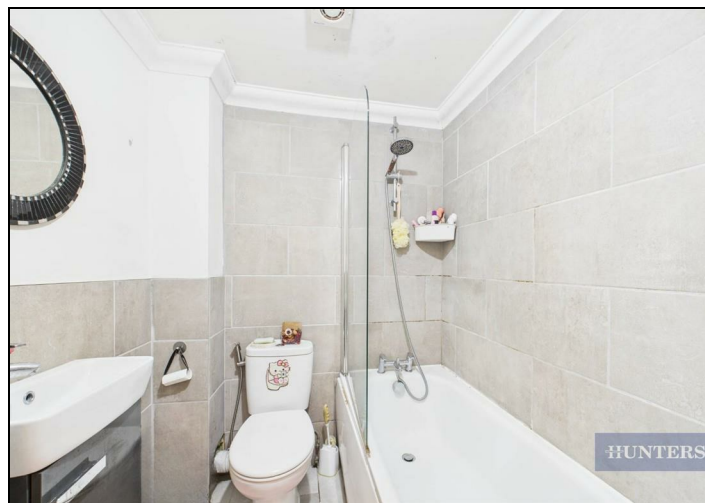
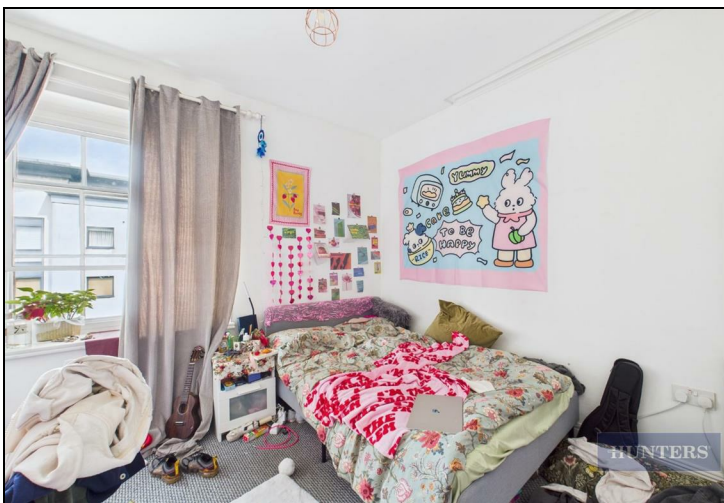
Ground Rent Review Period: Every 25 years

Next Increase will be to £500 due date 9th May 2028

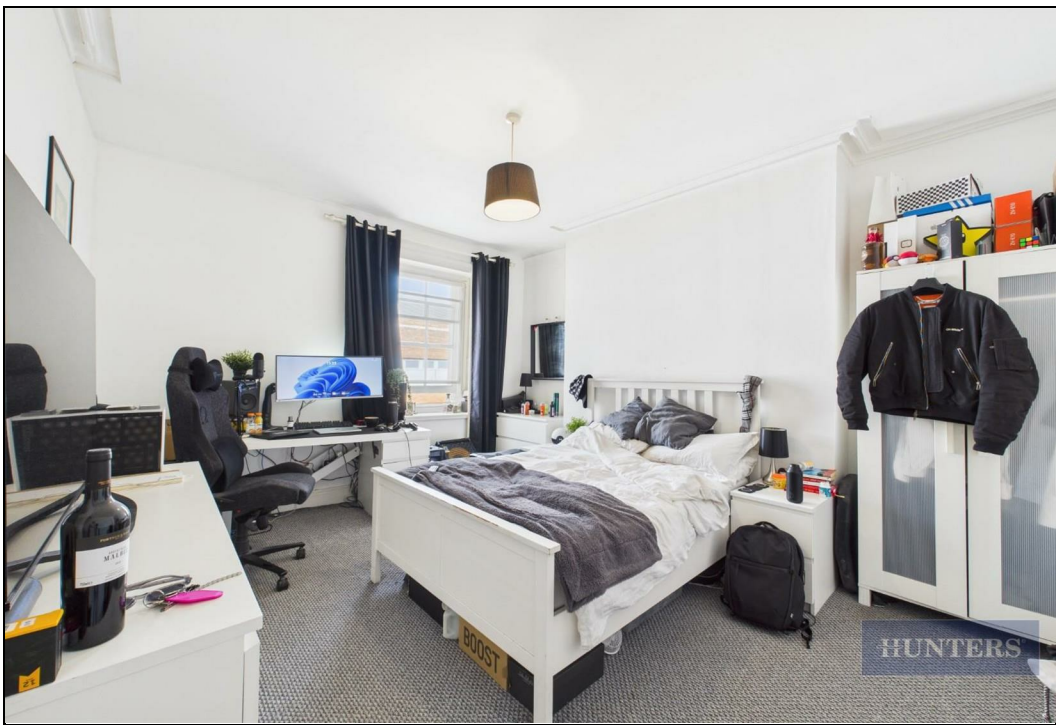


## KEY FEATURES

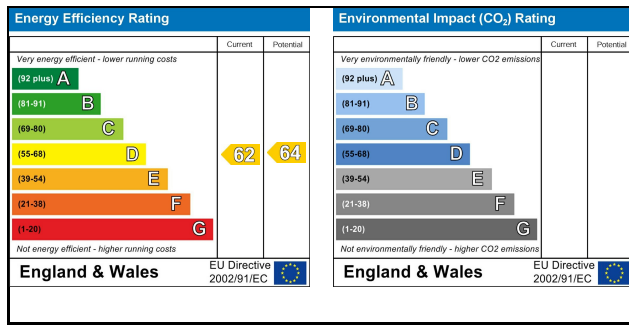
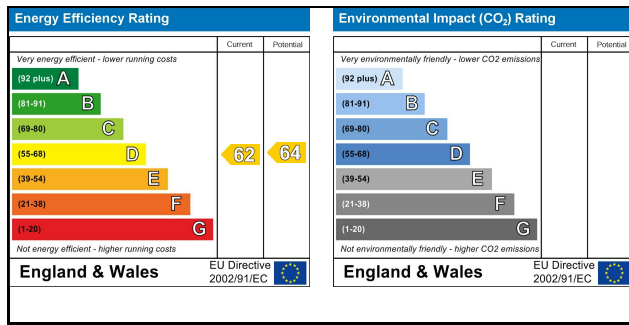
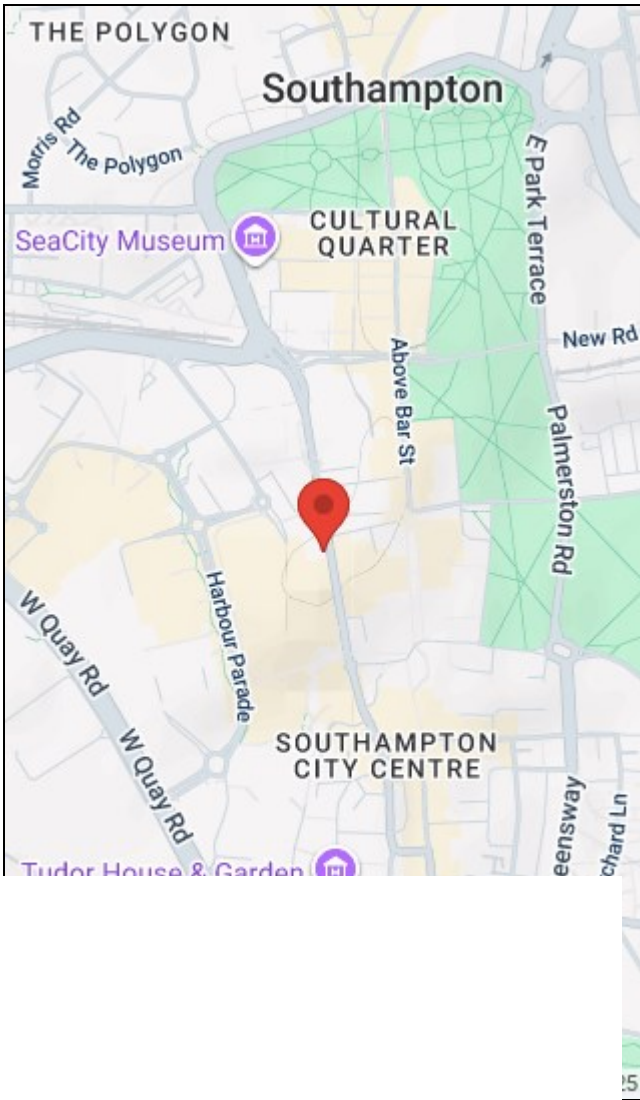
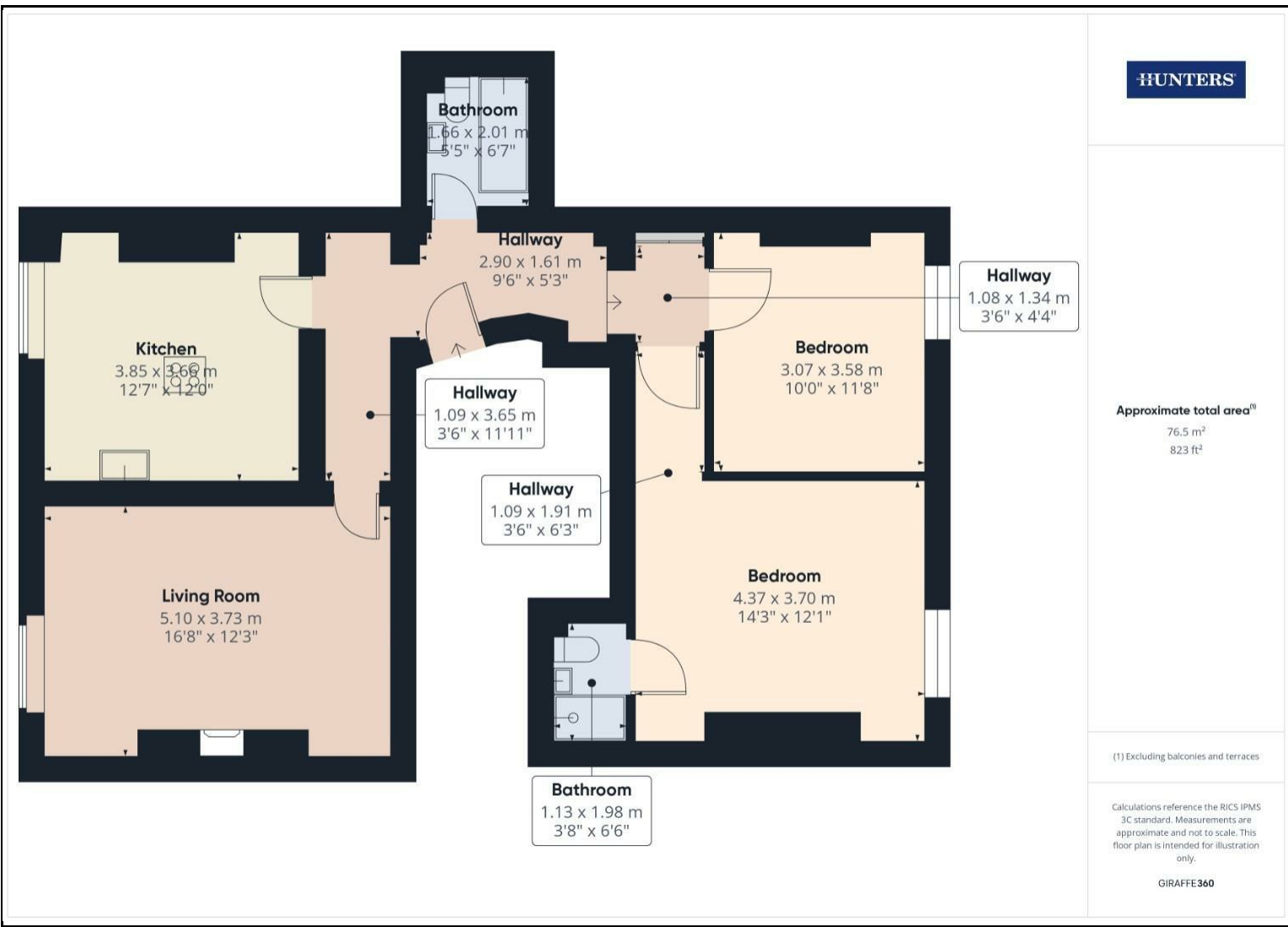
- Two Double Bedrooms
- Central Location
- No Forward Chain
- En-suite Shower Room
- Two Bathrooms
- Modern Kitchen
- Separate Lounge
- Walking Distance To Train Station
- Bus Links











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



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