



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

2 2 1 3 D HUNTERS

# Empress Heights, College Street, Southampton

Guide Price £230,000



**\*\*No Chain\*\*** Modern & stylish top floor apartment with panoramic views that is beautifully finished and offers a very spacious accommodation (753 Sq.Ft. approx.) with two double bedrooms, en-suite bathroom, family bathroom and a good size balcony (21'6" x 4'1"). This unique apartment is located in the Empress Heights Development in the heart of the city, earliest viewing is highly recommended.

Upon entering you are greeted by a welcoming entrance hall with a built-in storage cupboard equipped with the electric boiler and doors to all rooms. The open plan living and kitchen is a good size and allows space for a dining table and chairs. Both bedrooms are doubles with bedroom one having the benefit of an en-suite. There is a family bathroom with a shower and bath.

Further benefits include; allocated parking, secure intercom entry, lift and stair access to all floors, communal garden and roof terrace.

Tenure Type: Leasehold

Leasehold Years remaining on lease: 112 Years Remaining Approx.

Leasehold Annual Service Charge Amount: £3,767.50 Per Annum Approx.

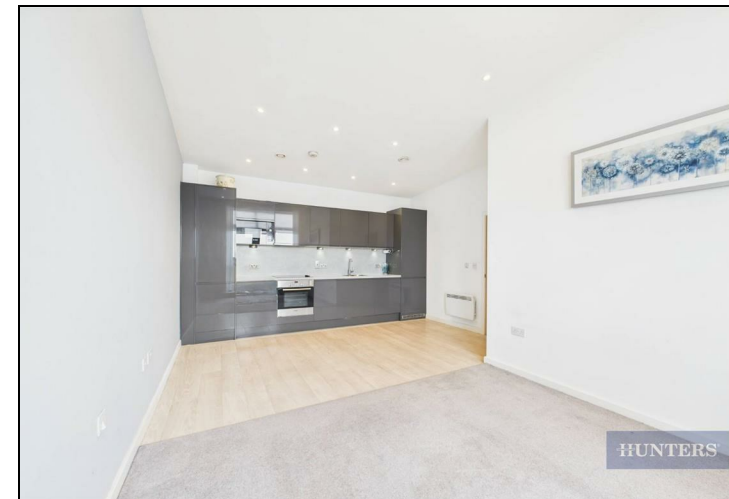
Leasehold Ground Rent Amount: £250 Per Annum Approx.

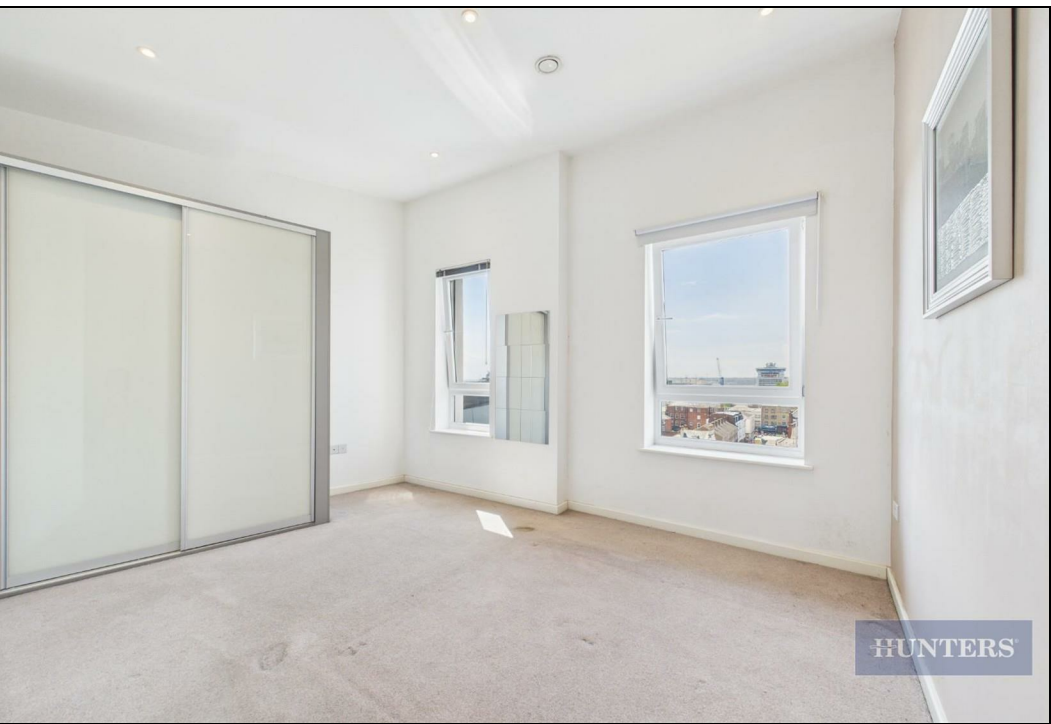
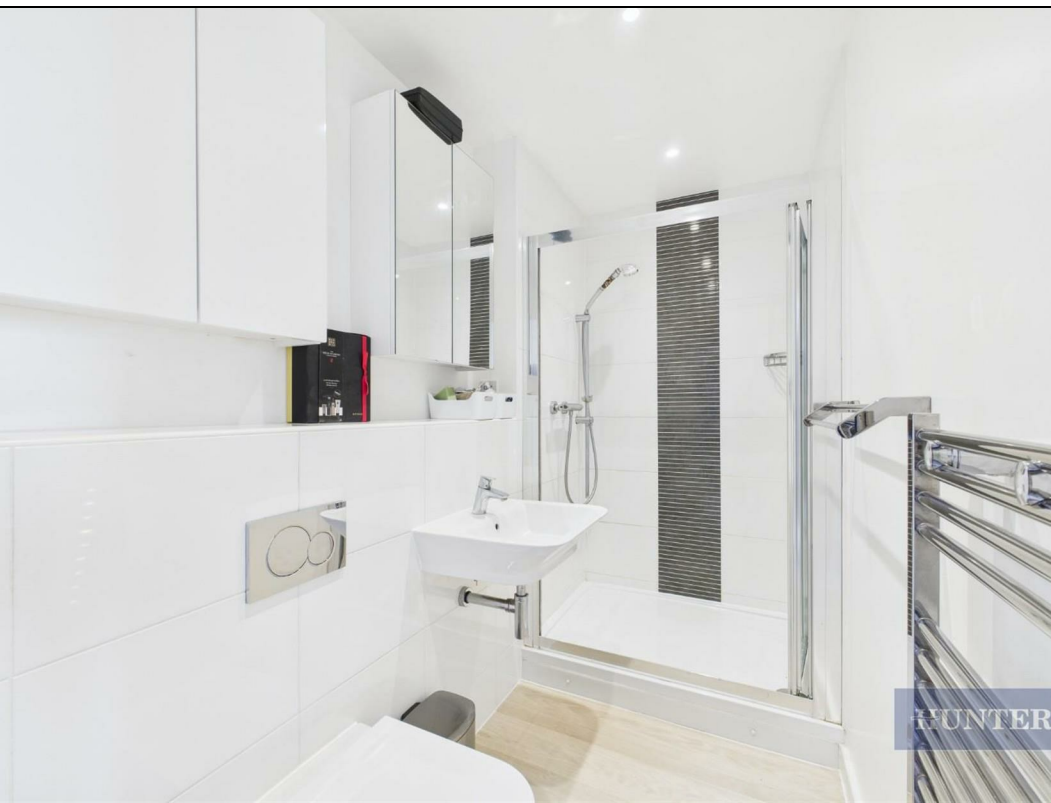




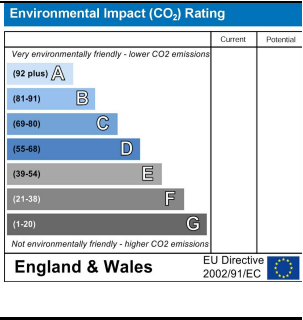
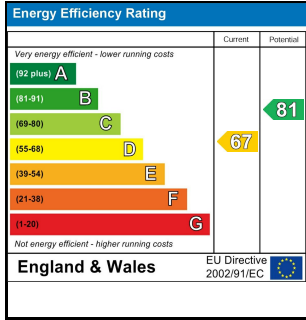
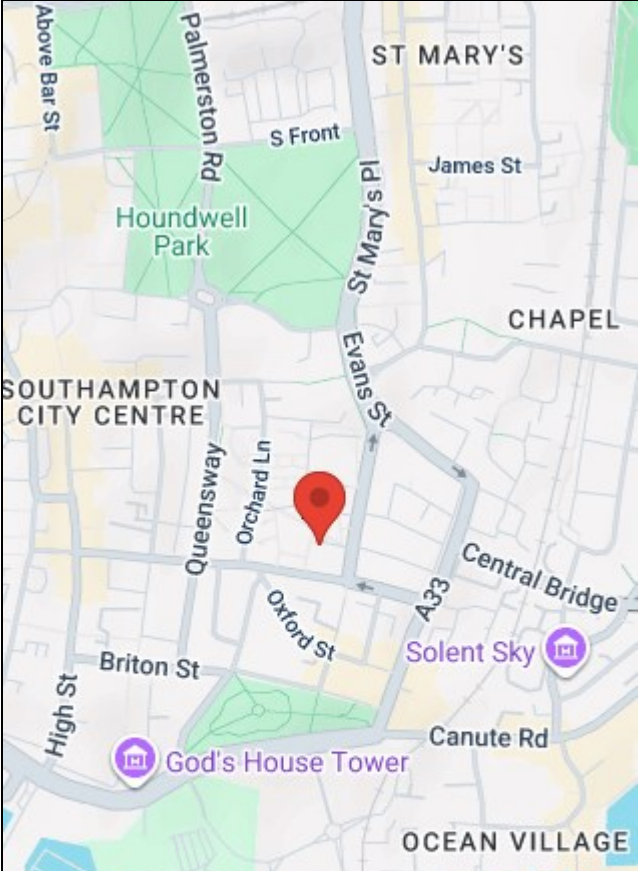
## KEY FEATURES

- Top Floor Apartment with Terrace
  - Two Bedroom Flat
  - No Onward Chain
  - Modern Throughout
- Open Plan Kitchen and Living
  - Two Bathrooms
  - High Ceilings
  - Lift Access
- Allocated Parking
- Communal Gardens









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



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.