



HUNTERS[®]
HERE TO GET *you* THERE

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Osborne House, Grosvenor Square, SO15

Offers In Excess Of £270,000



****No Chain**** Excellent opportunity for owner occupiers and for landlord/ investors******

This South-oriented, notably larger than average bright two-bedroom apartment on the top floor (with lift) of a medium sized block in the ever-popular Bedford Place area, will also impress you for its strategic location; the bespoke shops and Bedford Place's amenities just round the corner; City Centre and Above Bar only 10 minutes walking distance. Southampton Central train station is about 15 minutes walk away.

Presented in well cared for condition throughout, this smart property boasts a 20ft Lounge/Diner, two double bedrooms, modern kitchen, sizeable bathroom and en suite facilities to the master bedroom. This apartment is also being offered with a garage.

Viewing at the earliest is recommended, given that there is a tenant in-situ a min 24 hours advance notice is needed.

LEASEHOLD INFORMATION:

Leasehold Years remaining on lease; 990 approx.

Leasehold Annual Service Charge Amount £1,765 APPROX.

Leasehold Ground Rent Amount: Peppercorn

Council Tax Banding; C

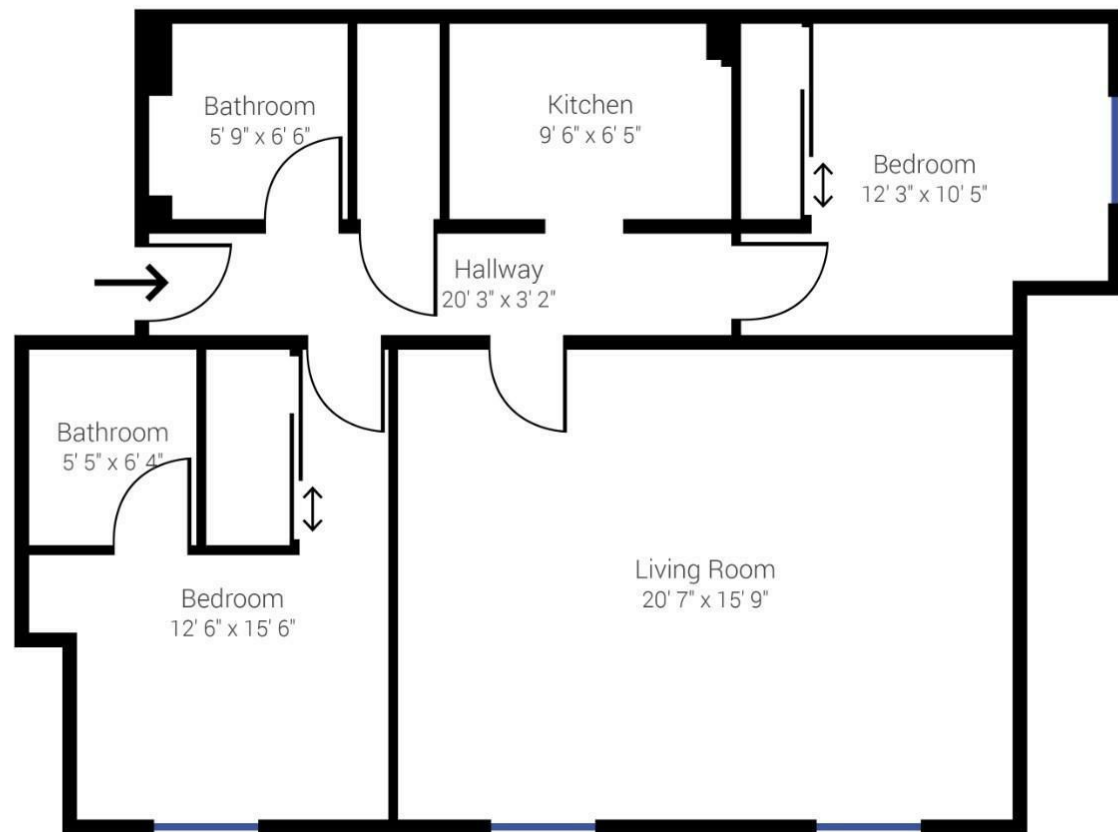
(internal photos are not all of the most recent)

KEY FEATURES

- Bright & Airy Top Floor Apartment (with lift)
- Large Reception/ Dinning Room (20ft approx.)
 - Modern Kitchen
 - Two Bedrooms
 - Two Bathrooms
 - Ample Storage
 - Communal Gardens
 - Garage
 - Superb Central Location
 - No Chain







Approximate net internal area: 835.4 ft²

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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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