



HUNTERS®
HERE TO GET *you* THERE



HUNTERS

Sirocco, Channel Way, Southampton

Auction Guide £120,000



No Chain Generating income of £1,500pcm** Net Rental Yield of Over 9% Apprx. **

This bright and airy two bedroom apartment with a superb terrace is set close to the City Centre and in Southampton's scenic waterfront in the highly sought-after Ocean Village. This property offers a fantastic opportunity both in terms of investment or, to refurbish to your own taste for a splendid apartment on the waterfront. Additional highlights include an allocated undercover parking space, a 24/7 concierge service, and access to two beautifully maintained communal gardens. A superb and generous decking area, accessible from the lounge, overlook the communal gardens and the waterfront beyond, offering the perfect setting to relax and enjoy the evening sunshine.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the 'Reservation Period'). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £ 6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £ 450.00. These services are optional.

Buyer Information Pack Supersedes Marketing Materials.

Remaining Lease; 102 Years Approx.

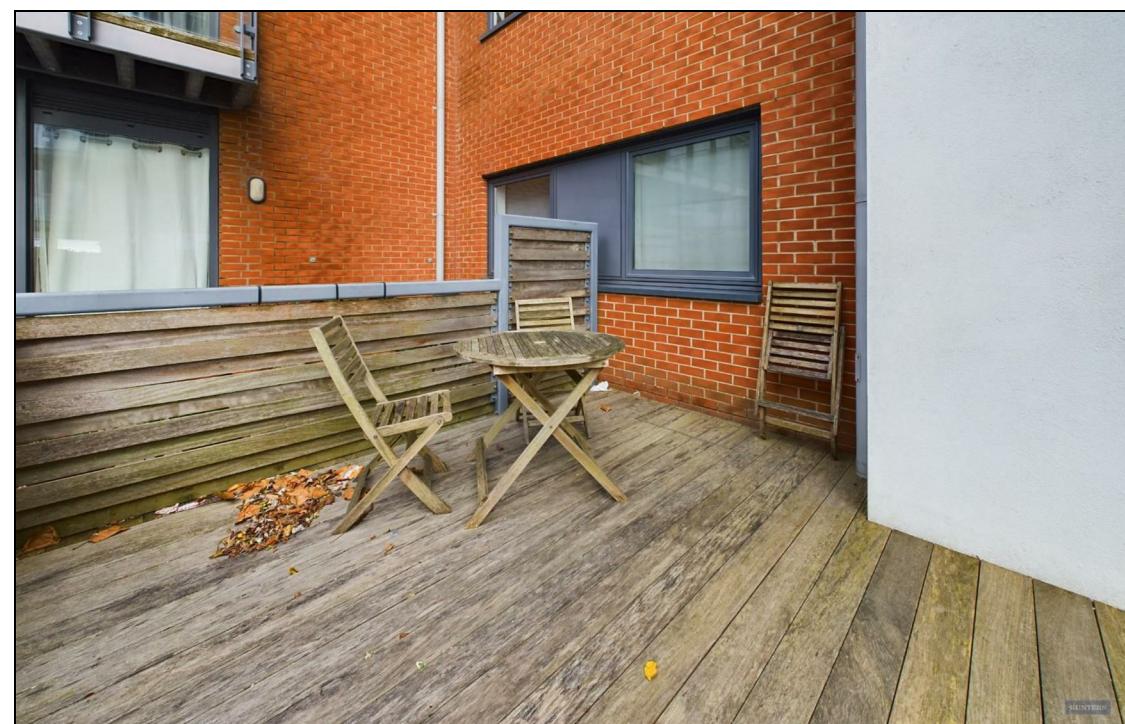
Service Charge £5,200 p.a. Approx.

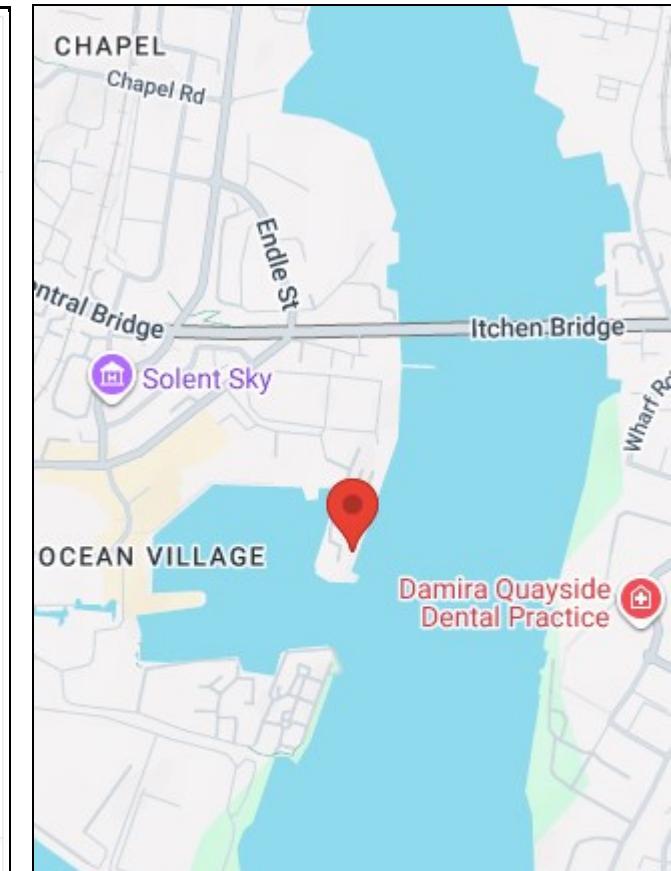
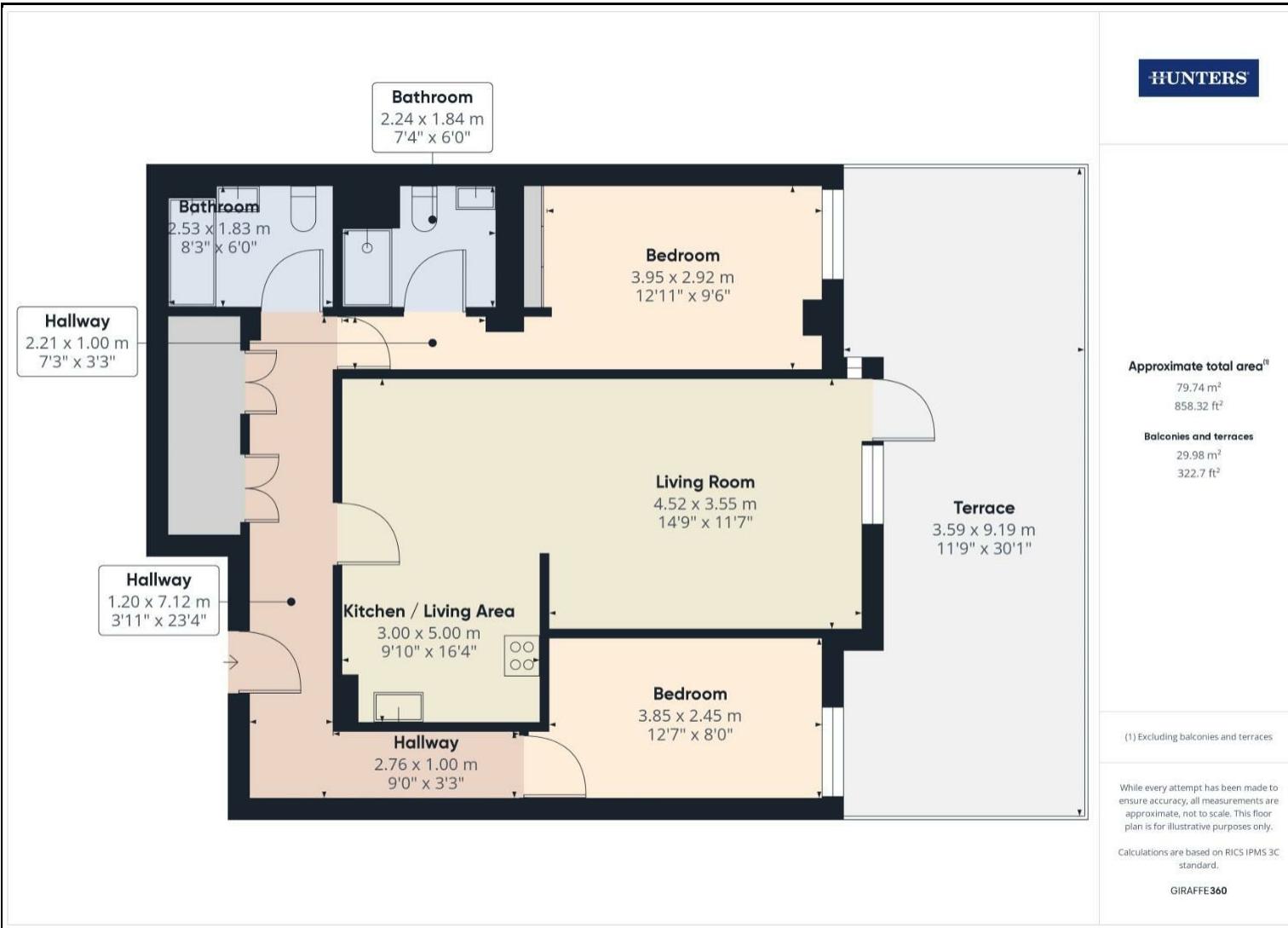
Ground Rent : £250 p.a

KEY FEATURES

- For sale by Modern Method of Auction
- Buyer Information Pack Supersedes Any Marketing Material
 - Superb Terrace
 - Two Bedrooms
 - Fully Fitted Kitchen
 - Two Bathrooms
 - 24 Hour Concierge
 - Communal Garden
 - Allocated Parking
 - EWSI: B2 rating







Energy Efficiency Rating		Environmental Impact (CO ₂) 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	88	78

Energy Efficiency Rating		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	88	78

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | 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.