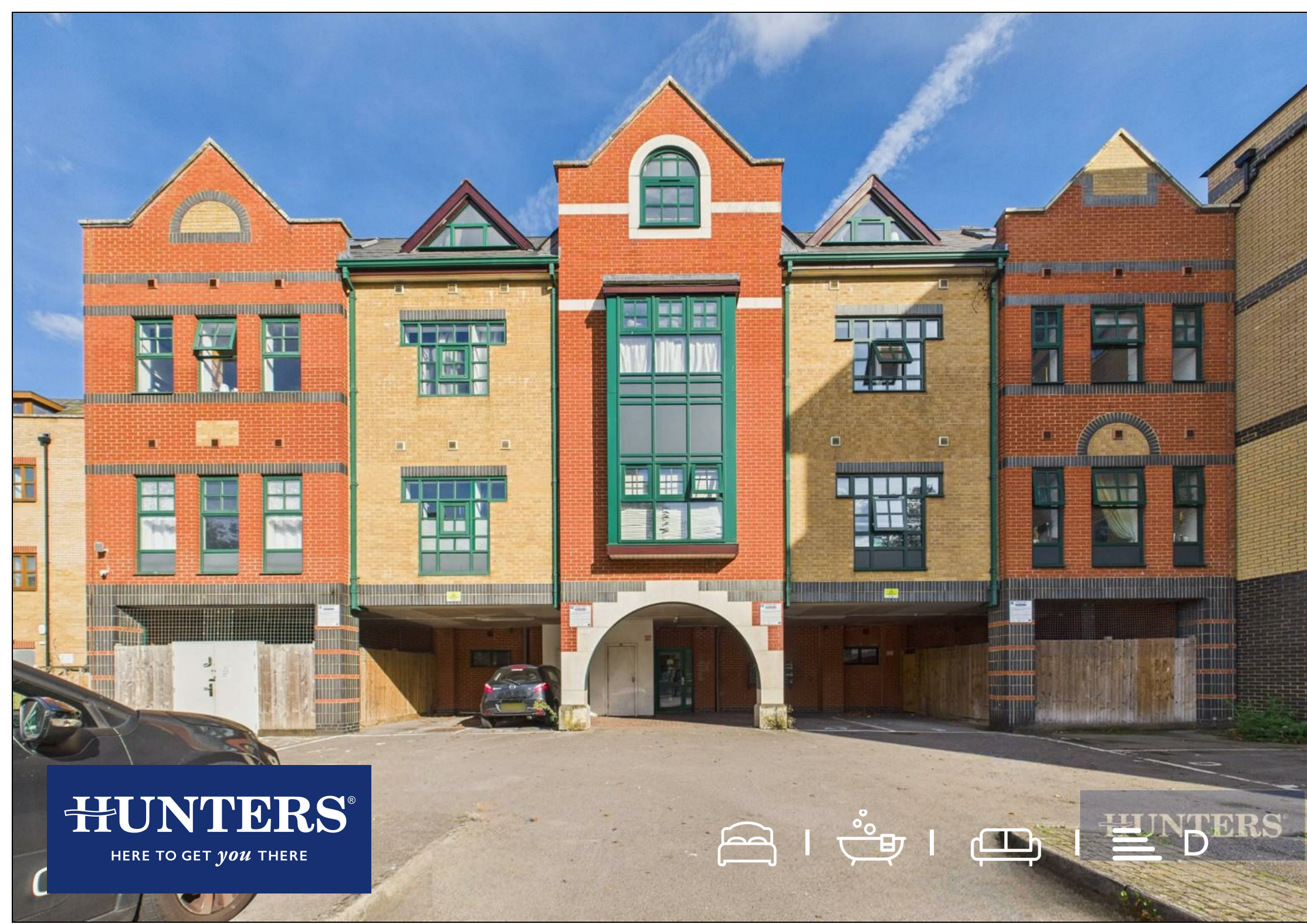




HUNTERS[®]
HERE TO GET *you* THERE



Hampton House, St. Marys Place, Southampton

Offers In Excess Of £135,000



This beautifully presented modern one-bedroom apartment is located on the second floor of Hampton House, perfectly positioned in the city centre opposite Hoglands Park.

Upon entering, you are greeted by an inviting hallway with built-in storage. At the heart of the home is the spacious open-plan lounge, featuring a large window that floods the room with natural light. The contemporary kitchen is fitted with integrated appliances and stylish contrasting worktops.

The bathroom comprises a shower over bath and a heated towel rail, while the bedroom comfortably accommodates a double bed, a custom built bespoke Hammonds wardrobe, and drawers. Clever use of internal glass panes ensures natural light continues to flow throughout the space.

Built in 2016, Hampton House benefits from a video entry system, lift access to all floors, and secure, sheltered bicycle storage. The property also comes with its own designated parking space at the front of the building. To the rear, St Mary's Street offers a vibrant mix of independent shops, eateries, and a regular market.

Tenure - Leasehold

Lease Length - 116 Years Remining Approx.

Service Charge - £1767 approx.

Ground Rent - £250pa Review Date 1/6/2026 and every subsequent tenth anniversary. The first review shall be twice the initial Ground Rent until the second review date.

Council Tax Band - A

KEY FEATURES

- Modern one bedroom apartment
 - Prime city centre location
 - Opposite Hoglands Park
 - Spacious open plan lounge
 - Contemporary fitted kitchen
 - Light filled living spaces
 - Bathroom with shower/bath
 - Double bedroom
 - Designated private parking
 - Secure bicycle storage

