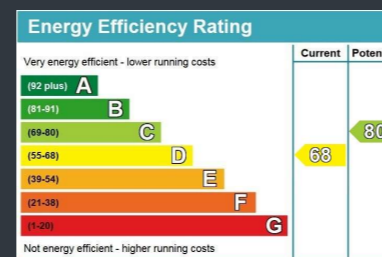


20 Consulate House, Canute Road Southampton, Hampshire SO14 3FW

Guide Price £150,000 Leasehold

Situated within easy reach to Ocean Village Marina is this spacious two bedroom first floor apartment with one allocated parking space. The property will be sold with an extended lease, and NO FORWARD CHAIN! Also sold with the option to purchase with tenants in situ and is achieving the market rate of £875pcm providing a healthy yield of 7.24%. Consisting of entrance hallway with separate lounge/diner and kitchen, private balcony, two bedrooms and modern white bathroom suite. Consulate House is located on Canute Road, Southampton and is the perfect location for people looking to be within locality to the City Centre and outer skirts of town.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- TWO BEDROOM FIRST FLOOR APARTMENT
- POTENTIAL TO ACHIEVE A 7.24% RENTAL YIELD WITH CURRENT TENANT
- SOLD WITH AN EXTENDED LEASE AND ONE ALLOCATED PARKING SPACE
- WITHIN EASY VICINITY TO OCEAN VILLAGE MARINA
- REASONABLE SERVICE CHARGE
- SOLD WITH NO FORWARD CHAIN!
- PRIVATE BALCONY
- OPTION TO BE PURCHASED WITH A TENANT IN SITU PAYING £875.00PCM

Service Charge

£475.00 every six months (£950.00 per year)

Ground Rent

£75.00

Lease Details

61 years remaining at present however, the lease is being extended by an additional 90 years taking the lease term to 151 years.

Council Tax Band

Tax Band A

Agents Notes – Draft Copy of Particulars.

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.