



HUNTERS[®]
HERE TO GET *you* THERE



Telephone House, High Street, Southampton

£1,250 Per Calendar Month



In single family ownership since new in 2007, this 50m2 one-bedroom, 7th floor apartment is immediately available. Telephone House is excellently located within a very walkable district; 200m to the seafront and the Red Funnel ferry to Cowes; 700m to the West Quay shopping complex; and 450m to the nightlife and dining options of Oxford Street.

Other advantages include:

- A doctors' surgery, a pharmacy, and an independent coffee shop on the ground floor.
- A Co-op supermarket across the road, and a Lidl 400m away.
- A bus-stop outside with services to the West Quay shopping centre, the mainline railway station, and Southampton General Hospital.
- An urban park opposite, with the large Mayflower Park and exhibition ground immediately beyond that.
- A selection of bars and restaurants within a 200m radius.

The apartment is at the rear of the building and so benefits from having no traffic noise whatsoever, whilst at the same time enjoying views of the Ocean Cruise Terminal and the estuary down towards the Isle of Wight.

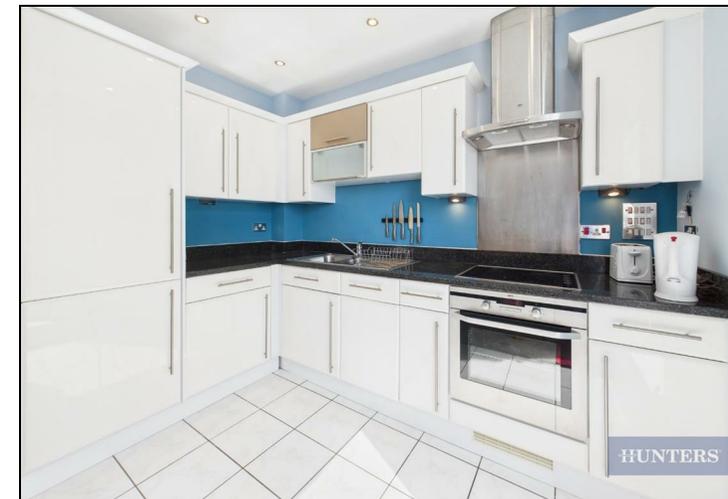
The apartment has just been re-decorated and re-carpeted and is offered fully furnished.

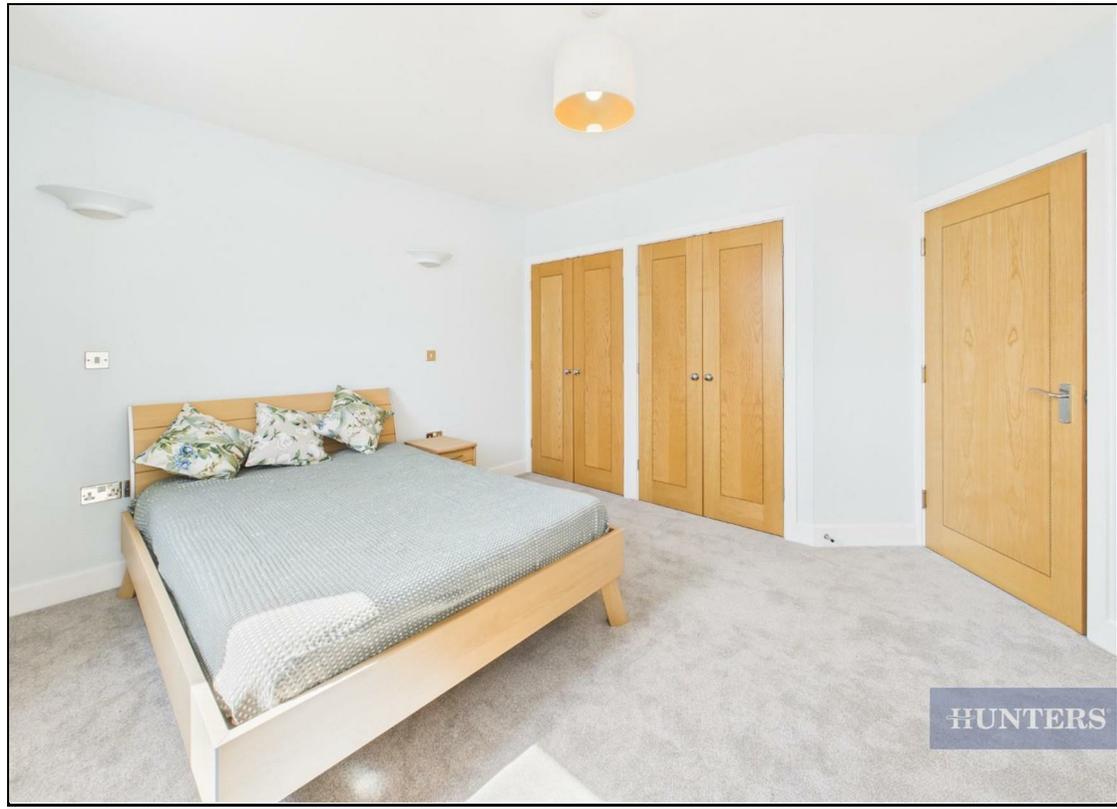
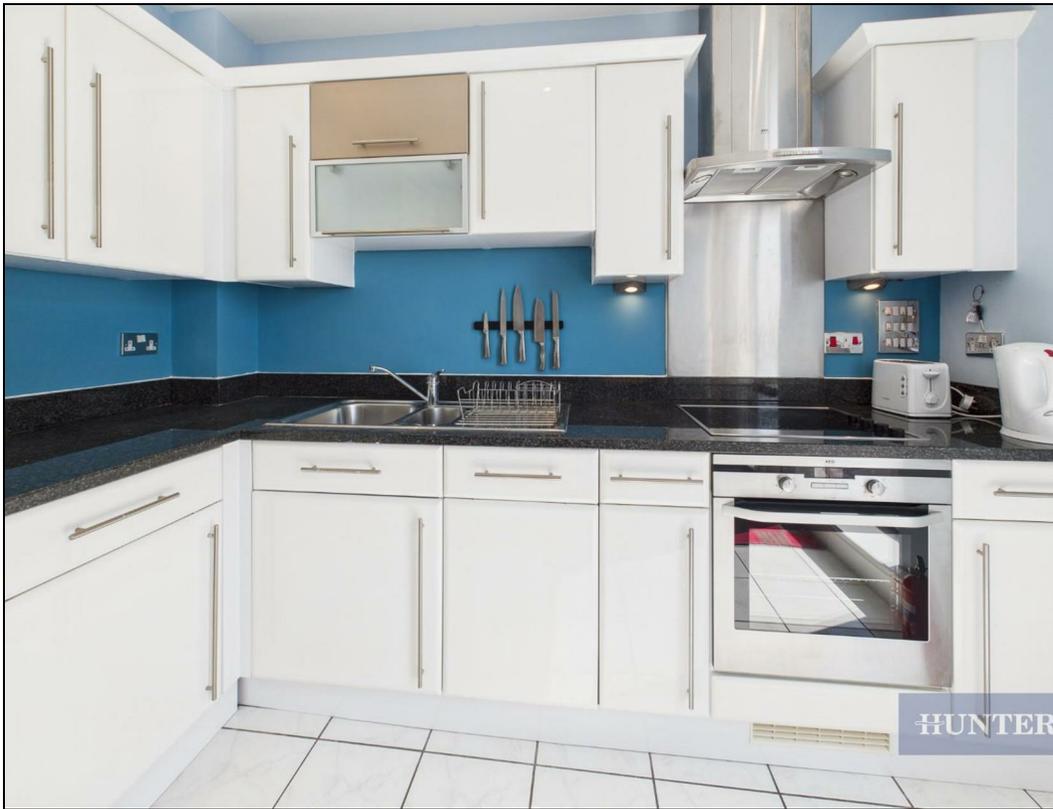
Telephone House has recently been re-clad in accordance with the latest Government regulations on high-rise buildings.

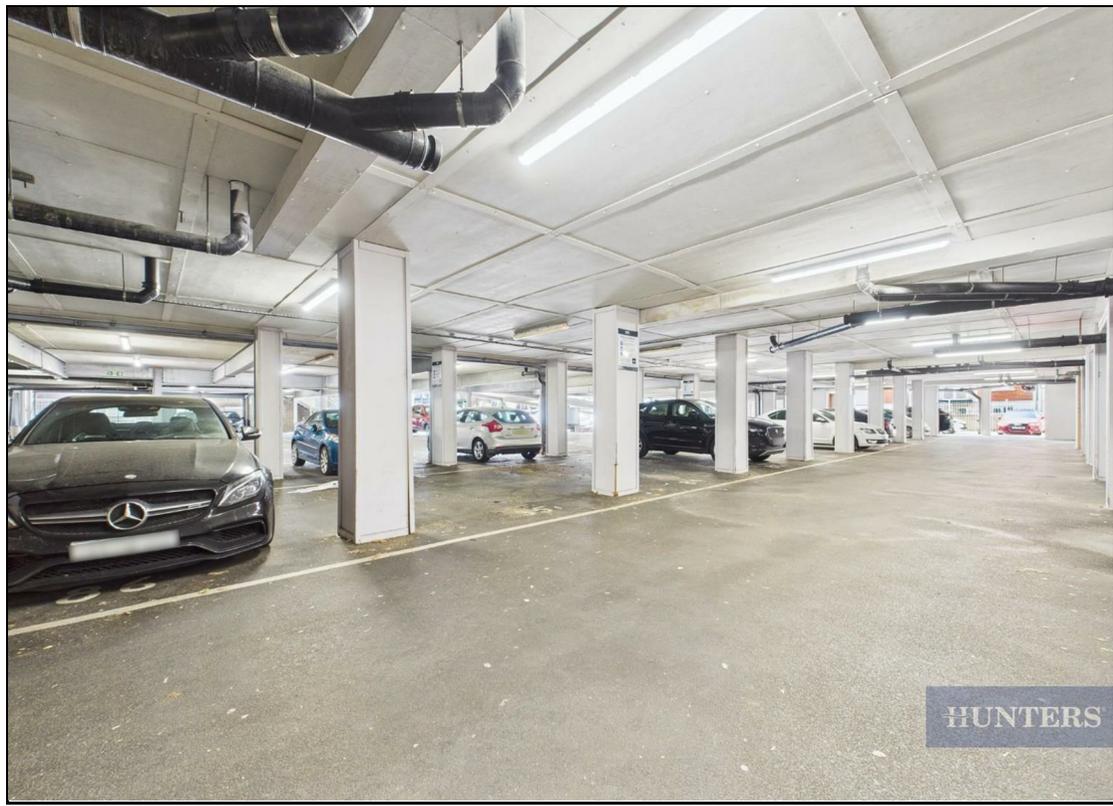
Council Tax Banding: C

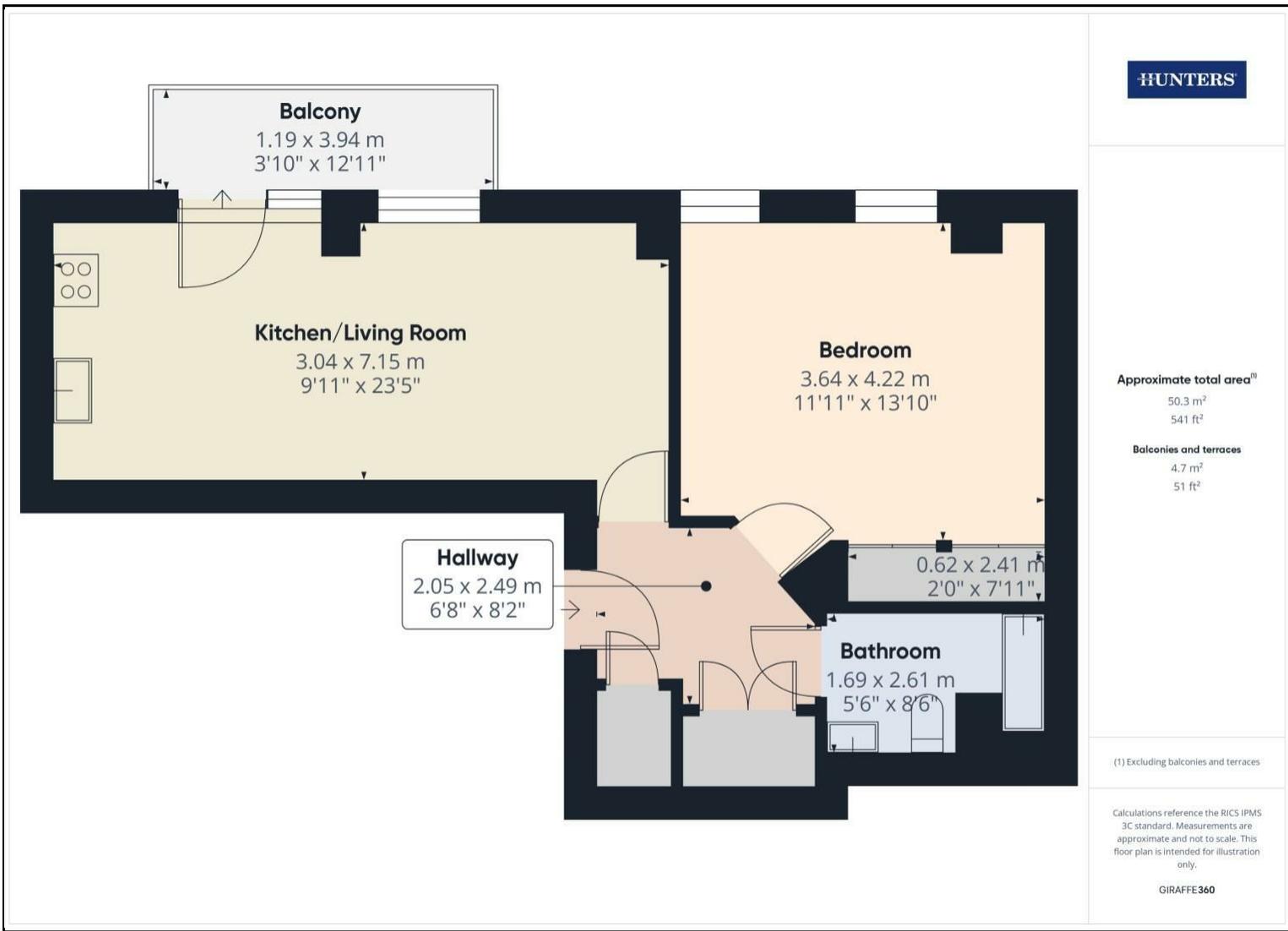
KEY FEATURES

- Fully refurbished one-bedroom apartment for rent
- A spacious one-bedroom apartment on the 7th floor with views over Southampton Water and the Ocean Cruise Terminal.
- An open-plan living area with floor-to-ceiling windows and a private balcony.
- Kitchenette fitted with an electric oven and ceramic hob, a dishwasher, a washer-dryer, and a fridge-freezer
 - Spacious wardrobes and storage cupboards.
 - Electric heating with both peak and off-peak connections.
- An allocated undercroft parking space within a securely gated car park.
 - The 7th floor served by twin lifts and a wide staircase.
 - Offered fully furnished
 - Energy Performance Certificate: B rating.

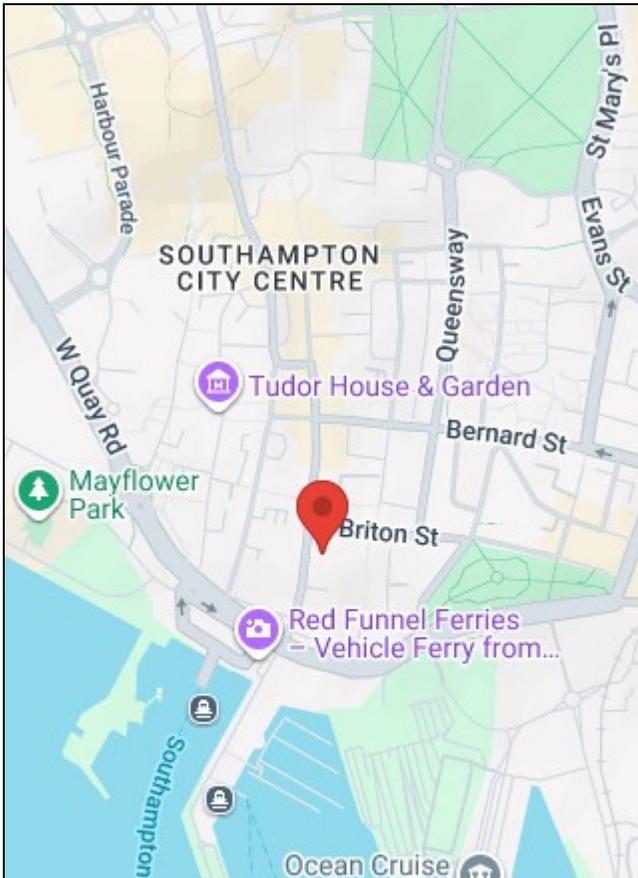








HUNTERS



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	
82	82
EU Directive 2002/91/EC	
England & Wales	

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	
82	82
EU Directive 2002/91/EC	
England & Wales	

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