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# Autumn Place, Winn Road, SO17

## Offers In Excess Of £200,000



Offered with Share of Freehold and just over 990 years lease approx., this spacious two double bedroom second floor (no lift) apartment located in a quiet, well maintained block with beautiful gardens and bus stop right outside, benefits from a private garage and a generous living space in the sought-after area of Highfield and close to Southampton and Solent Universities. This area is steps from Southampton Common, with simple access to the city centre and Portswood High Street offering a wide selection of shops, bars and restaurants.

The property provides a bright accommodation, including an entrance hall with ample storage cupboards, a good size living room with Juliet balcony, a separate kitchen, and a three-piece bathroom.

Although offered with vacant possession, it has a rental potential of around £1,400pcm being very close to Southampton University. With a practical layout, and an interior neutrally decorated throughout, it's a blank canvas ready for personal touches.

With no forward chain, this property presents an excellent opportunity for first-time buyers and investors, or those looking to downsize in a popular and convenient area of Southampton.

Tenure: Share of Freehold

Lease: 999 Years From 4th July 2017 (over 990 years remaining approx.)

Service Charges: £1,390.20 pa. approx.

Ground Rent: Peppercorn

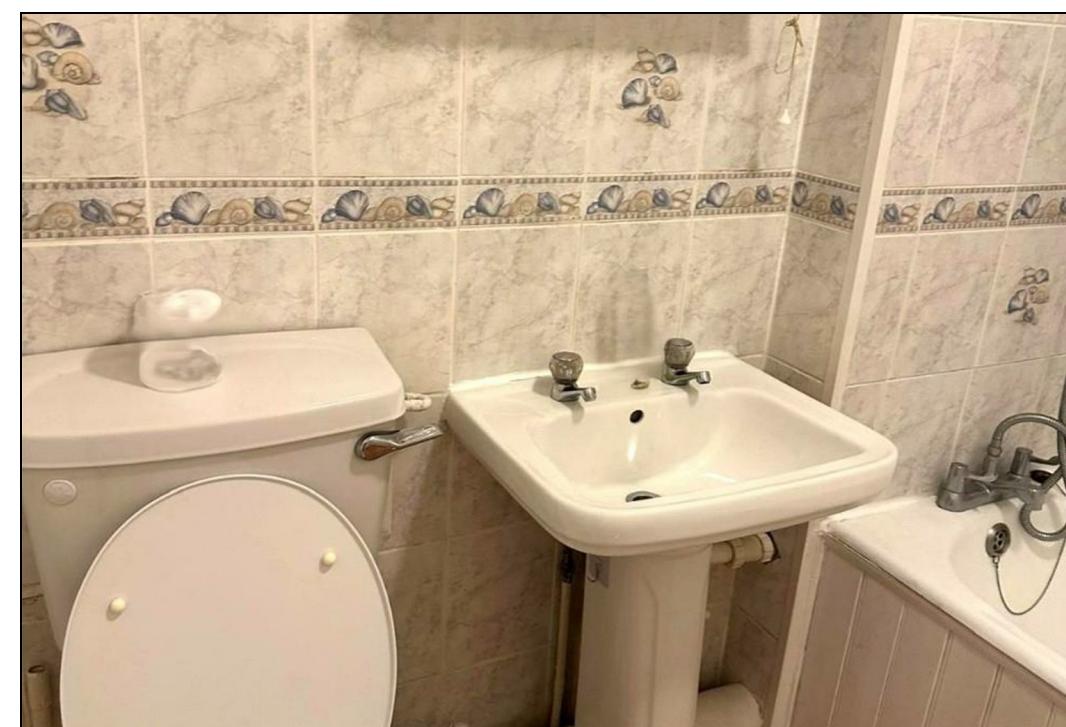
Council Tax: Band C. £1,153.57 pa.

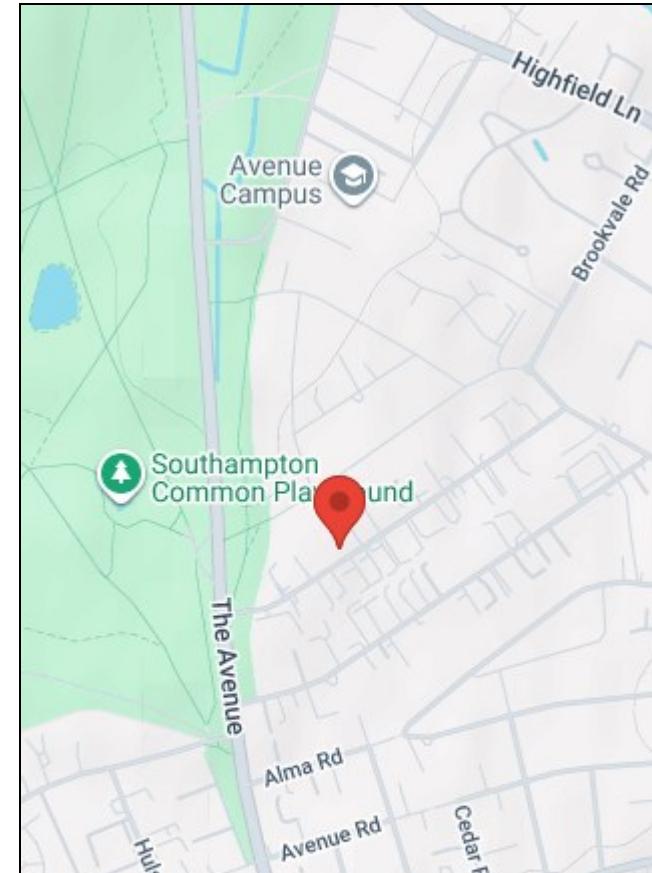
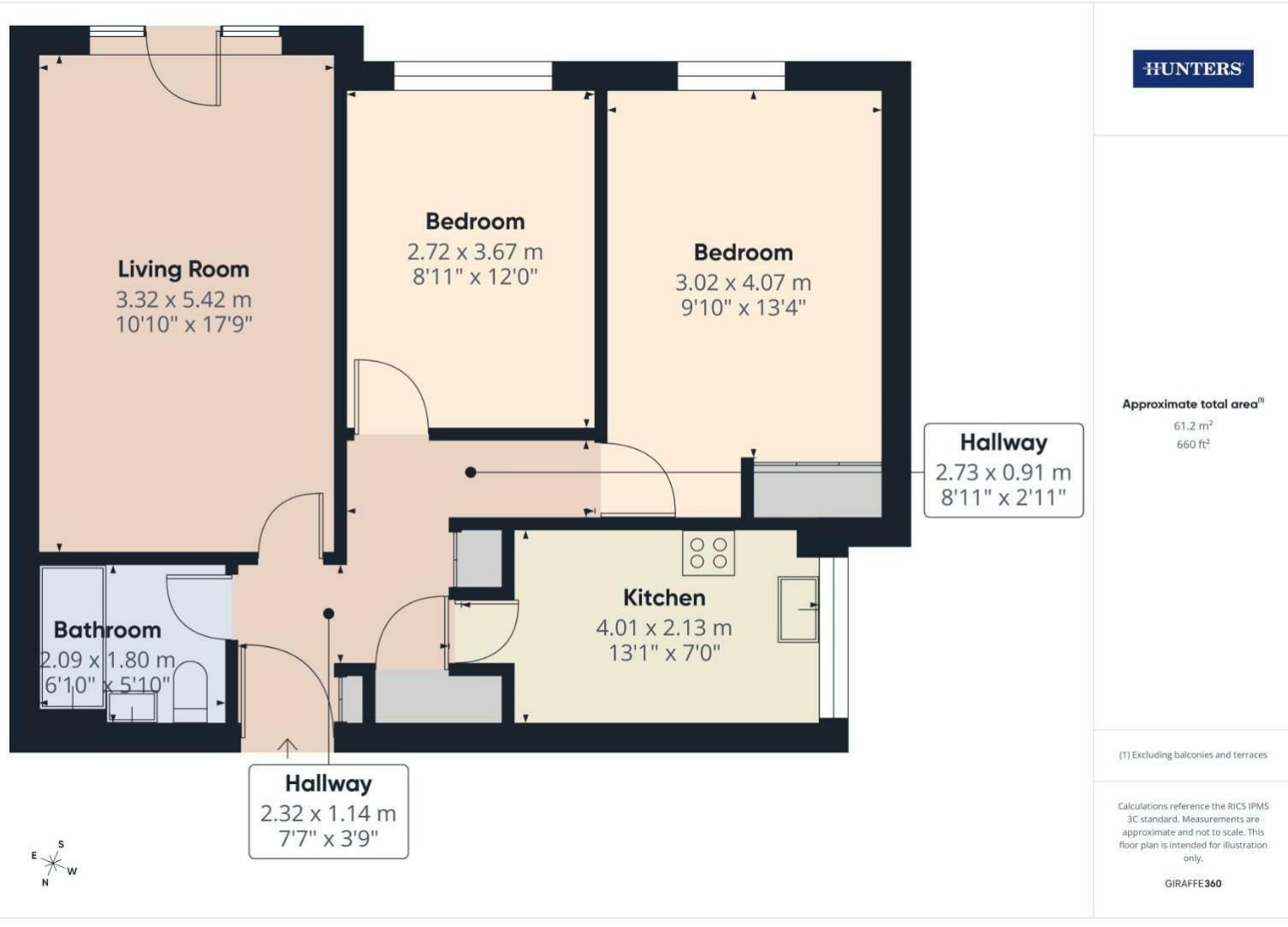
NOTE: Photos were taken before the current tenancy. We understand the current tenant is due to vacate in March 2026.

## KEY FEATURES

- Walking distance to Southampton Common
- Spacious two bedroom apartment
  - Located on Winn Road
  - Separate kitchen
- Living room with Juliet balcony
- Family bathroom and w/c
- Private garage with new roof
- Residents parking
- Ample storage
- Share of Freehold







Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C	70	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC		

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