



**The Oriental, Queens Terrace, Southampton SO14 3BS**

**welcome to**

**The Oriental, Queens Terrace, Southampton**

Fox and Sons Southampton have pleasure in offering for sale this truly superb top floor two-bedroom apartment within a Grade 2 listed building, in the sought after location of Queens Terrace with views over Queens Park.





**Entrance**

**Hallway**

**Lounge**

17' 5" max x 14' 5" ( 5.31m max x 4.39m )

**Kitchen**

12' 8" x 9' 9" ( 3.86m x 2.97m )

**Master Bedroom**

17' max x 14' 5" max ( 5.18m max x 4.39m max )

**En-Suite**

**Bedroom Two**

12' 8" x 11' ( 3.86m x 3.35m )

**Bathroom**

Total floor area 78.3 sq.m. (843 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

## The Oriental, Queens Terrace, Southampton

- Top Floor Apartment
- Two Generously Sized Bedrooms
- Views over Queens Park
- City Centre Location - Access to Dock Gates and Ferry Terminal
- No Onward Chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2726.28

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £205,000



Please note the marker reflects the postcode not the actual property

view this property online [fox-and-sons.co.uk/Property/SOU117566](https://fox-and-sons.co.uk/Property/SOU117566)



Property Ref:  
SOU117566 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

fox & sons



02380 225155



Southampton@fox-and-sons.co.uk



32 - 34 London Road, SOUTHAMPTON,  
Hampshire, SO15 2AG



[fox-and-sons.co.uk](https://fox-and-sons.co.uk)