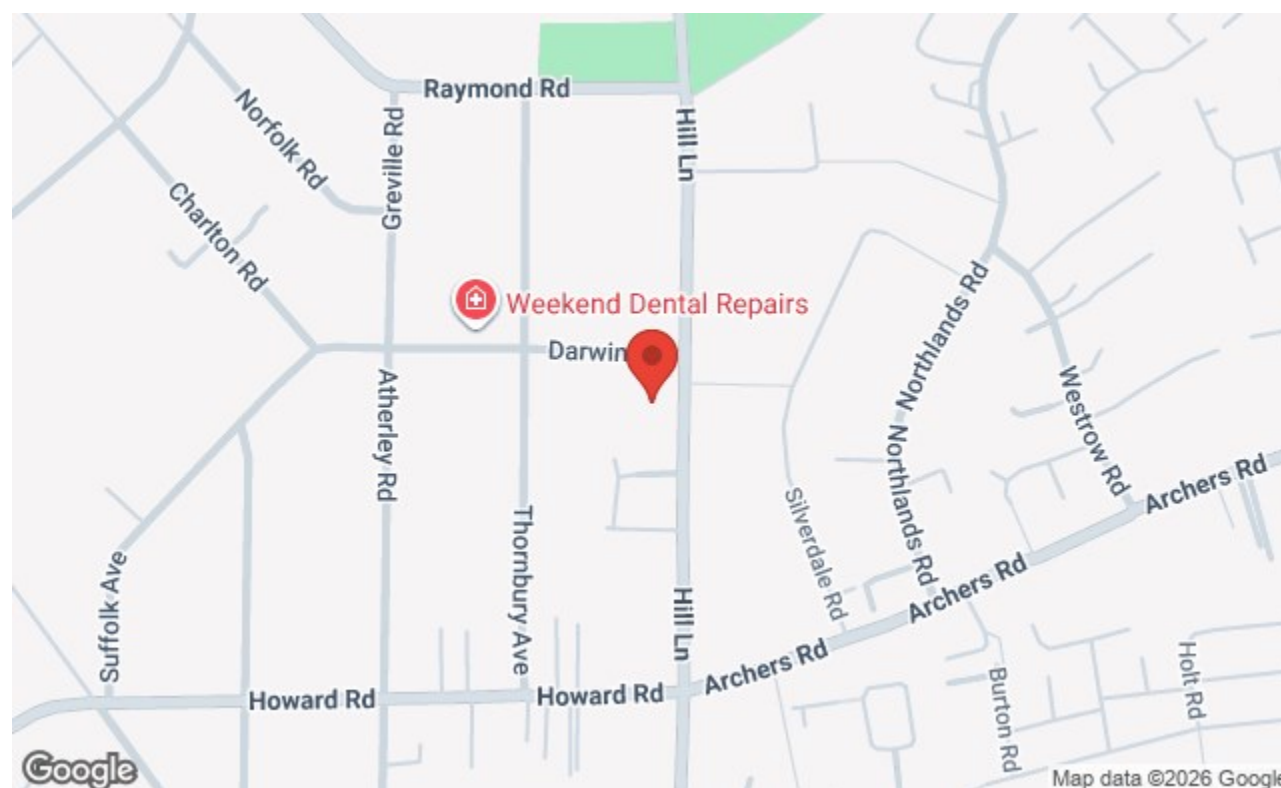




Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Offers Over £120,000

Hill Lane, Southampton SO15 5ND



## HIGHLIGHTS

- ❖ PRIVATE GROUND FLOOR APARTMENT
- ❖ OWN PRIVATE ENTRANCE
- ❖ ALLOCATED PARKING SPACE
- ❖ APPROXIMATELY 400 SQ FT OF ACCOMMODATION
- ❖ BEAUTIFULLY RENOVATED THROUGHOUT
- ❖ UNDERFLOOR HEATING
- ❖ 156 YEARS REMAINING ON THE LEASE
- ❖ WALKING DISTANCE TO SOUTHAMPTON CENTRAL STATION
- ❖ NO ONWARD CHAIN !
- ❖ IDEAL FIRST TIME BUY OR INVESTMENT PURCHASE

CHAIN FREE ! CITY CENTRE MODERN APARTMENT WITH PRIVATE ENTRANCE, ALLOCATED PARKING & 156-YEAR LEASE !

Bernards are delighted to welcome to the market this beautifully presented one-bedroom apartment, offering an exceptional opportunity for first-time buyers, investors or those seeking a low-maintenance city centre home. Occupying a private position within an extended section of the main building, the property benefits from its own private entrance, allocated parking space and an impressive level of privacy rarely found in such a central location.

Internally, the apartment has been comprehensively upgraded in recent years and is presented to an excellent standard throughout. The accommodation extends to approximately 400 sq ft and comprises a spacious open-plan living area, modern fitted kitchen with contemporary cabinetry and integrated cooking facilities, generous double bedroom and a stylish three-piece bathroom suite. Further benefits include underfloor heating, updated electrics and tasteful décor throughout, creating a home ready for immediate occupation.

The location is a major selling point, with Southampton Central Railway Station, city centre shopping, restaurants,

bars, local parks and a wide variety of amenities all within easy walking distance, making this an ideal property for commuters and those looking to enjoy everything the city has to offer.

Properties of this style, condition and location are rarely available for long, and early viewing is strongly advised.

Lease Information  
Lease Length Remaining: Approximately 156 Years  
Service Charge: £2,383.06 Per Annum (£198.59 PCM Approx.)  
Managing Agent: Napier Management Services  
Ground Rent: N/A

Useful Additional Information  
Council Tax Band: A  
Tenure: Leasehold  
Allocated Parking: One Space  
Underfloor Heating Installed  
Approximate Size: 400 Sq Ft.

A superb first step onto the property ladder in one of Southampton's most convenient and well-connected locations.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**COUNCIL TAX BAND A**  
Southampton Council Band A

**TENURE**  
Leasehold

**ANTI-MONEY LAUNDERING**  
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

**BERNARDS MORTGAGE & PROTECTION**  
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further !

**OFFER CHECK PROCEDURE**  
If you are considering making an offer on this or any other property we are marketing, we encourage you to contact your local office as early as possible. One of our financial advisors will work with you to verify and validate your offer, ensuring it is fully signed off and presented to the seller in the strongest possible light.

Please note that our sellers expect us to confirm a buyer's financial position when any offer is submitted. Thank you for your cooperation.

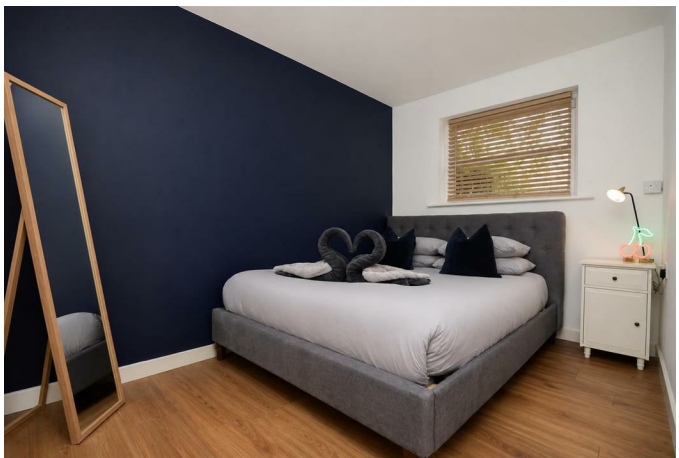
**REMOVAL QUOTES**  
As part of our drive to assist clients with

all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITORS**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**DISCLOSURE STATEMENT**  
These particulars are provided in good faith for general guidance only. They do not constitute statements of fact, nor do they form part of any offer or contract. Prospective purchasers or tenants should not rely solely on the information provided and are strongly advised to carry out their own independent investigations and verifications in relation to all matters referred to within these details.

Neither Bernards Estate Agents, nor any of its employees or representatives, has the authority to make or give any representation or warranty whatsoever in relation to this property.



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



Call today to arrange a viewing  
01329756500  
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