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Town Quay, Southampton SO14

Offers In Excess Of £400,000

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Guide Price: £400,000 to £430,000

Set within the Grade II listed Porters House on Porters Lane, this three-bedroom apartment forms part of one of Southampton's surviving historic warehouse buildings, combining substantial accommodation with a setting closely connected to the city's maritime past.

* No Onward Chain**
Originally constructed as a Victorian warehouse, Porters House retains a strong sense of its industrial heritage, with the building forming part of Southampton's historic waterfront landscape. The development also incorporates part of the city's medieval wall, adding further architectural and historical interest.

This bright and airy apartment offers three-bedroom accommodation, together with a separate office, providing excellent flexibility for home working or study. The property benefits from generous living space and a well-proportioned layout ideally suited to both everyday living and entertaining. Further enhancing its appeal is the added benefit of a garage.

The combination of period character, generous proportions and location gives the property a distinctive feel that sets it apart from a conventional modern apartment. While the apartment would benefit from some refurbishment and modernisation, it offers an excellent opportunity for a buyer to enhance the property to their own taste while retaining its original character and charm.

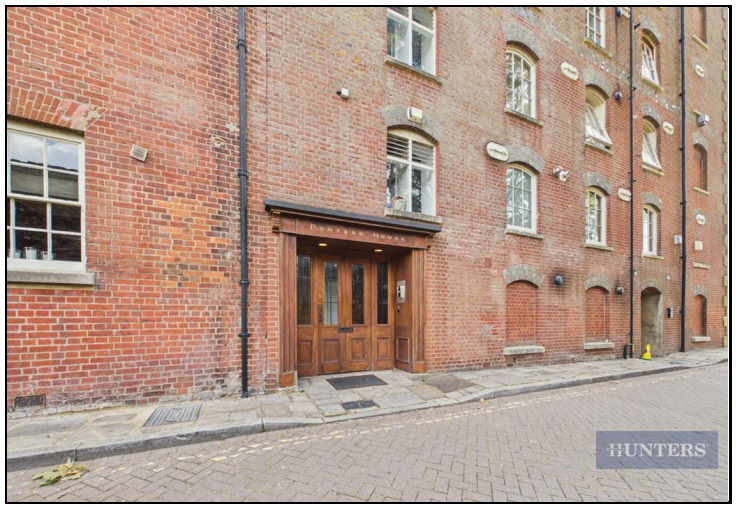
Porters House is positioned close to Town Quay and Southampton's waterfront, with Ocean Village, Oxford Street and the city centre all within the surrounding area. The location also provides access to Red Funnel ferry services, restaurants, cafés and other waterfront amenities.

Tenure Type; Leasehold with Share of Freehold
Leasehold Years remaining on lease; 999 from 1 January 2018
Annual Service Charge Amount £ 3,858.55 Approx
Annual Ground Rent Amount £100 per annum
Council Tax Banding; D



KEY FEATURES

- Three-bedroom apartment plus a study
- Secure Garage
- Historic former Victorian warehouse
- Porters Lane waterfront location
- Part of Southampton's maritime heritage
- Building incorporates part of the medieval city wall
- Generous internal accommodation
- Approximately 0.1 miles from Town Quay
- Approximately 0.3 miles from Oxford Street
- No Onward Chain





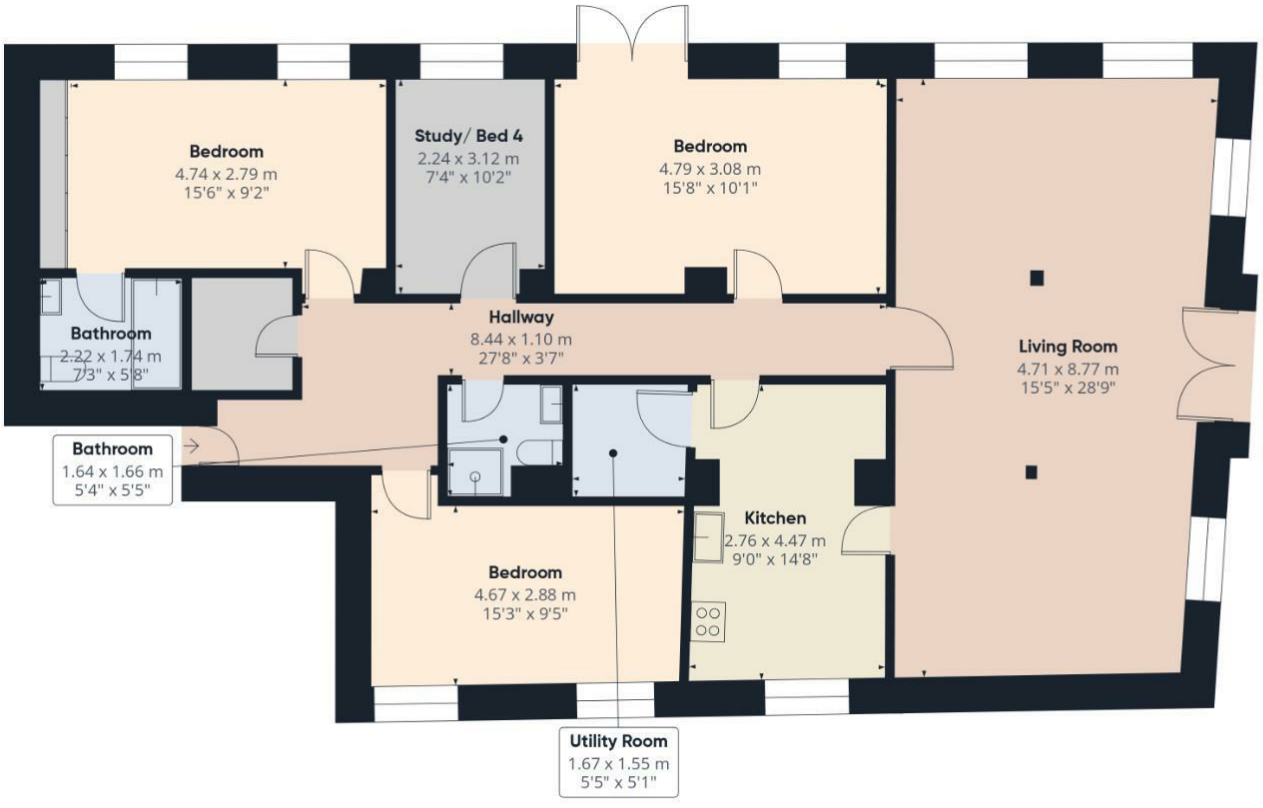





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Approximate total area(1)

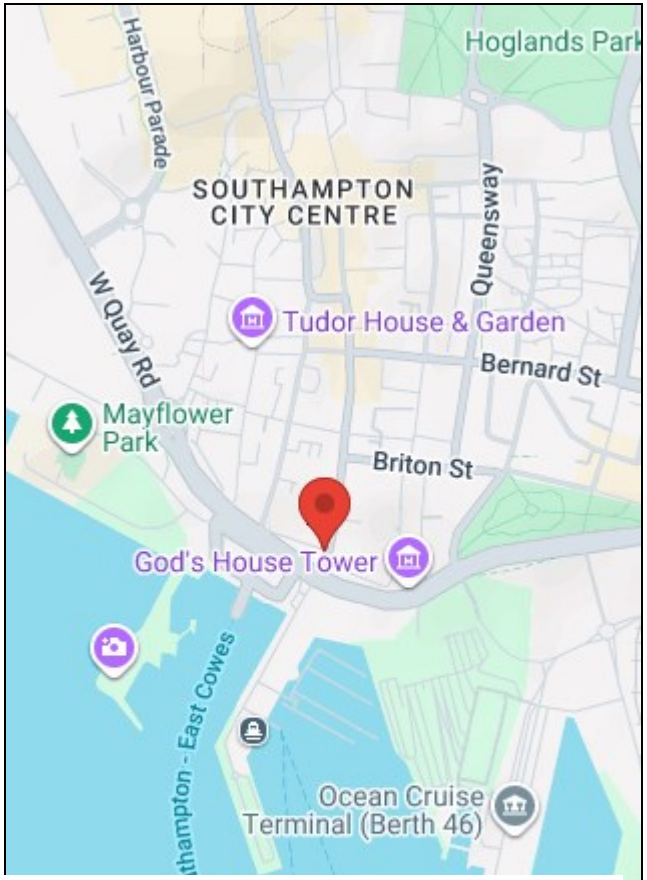
130.8 m²

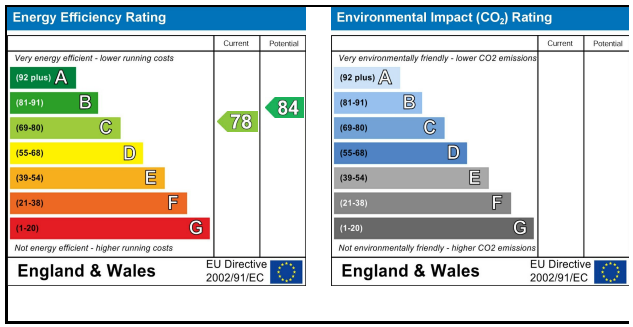
1408 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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