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Guildhall Apartments, Park Walk, Southampton

Offers In Excess Of £280,000

A stylish and generously proportioned two bedroom apartment with an east facing balcony with sweeping views over Southampton's green parkland, offering a rare blend of urban living and natural outlooks. Ideally located in the heart of the city, the sought after Guildhall Apartments were completed in 2016 and finished to an exceptional standard throughout.

At the centre of the home is a spacious open-plan lounge, kitchen, and dining area. The contemporary kitchen is fitted with sleek grey cabinetry, crisp white countertops, a central island ideal for entertaining, and high-quality integrated appliances. The living space enjoys abundant natural light and opens directly onto the balcony, perfect for enjoying your morning coffee with the sunrise and peaceful views of mature greenery.

The main bedroom includes built-in wardrobes and a modern en-suite with a walk-in shower. The second double bedroom provides versatile space, suitable for guests, a home office, or additional family accommodation. A well-appointed family bathroom complements the layout with a clean, neutral finish.

Practical touches include a hallway storage cupboard housing the energy-efficient geothermal heating unit, with additional space and plumbing for a washer and dryer.

Further benefits include underfloor heating, double glazing, and access to a beautifully maintained communal roof terrace. The apartment also comes with a secure, allocated parking space within the undercroft car park, which features a car lift and secure cycle storage. Residents enjoy a welcoming communal lobby with a secure entry system, lift and stair access to all floors, and the support of on-site caretaker services.

Immaculately presented and thoughtfully designed, this apartment offers the perfect combination of comfort, style, and location, an outstanding opportunity for professionals, couples, or anyone seeking contemporary city living with a green outlook.

KEY FEATURES

- Two-bedroom apartment in the sought-after Guildhall Apartments
- East-facing balcony with parkland views and morning sun
- Open-plan lounge, kitchen & dining area with central island
- Integrated appliances and sleek modern finishes
- Bright living space with direct balcony access
- Main bedroom with built-in wardrobes and en-suite
- Second double bedroom—ideal as office or guest room
- Modern family bathroom with neutral décor
- Hall storage with geothermal unit & laundry space
- Underfloor heating, roof terrace, secure parking, cycle storage & on-site caretaker

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Material Information - Southampton
Tenure Type: Leasehold
Leasehold Years remaining on lease: 116 Years Remaining Approx.
Leasehold Annual Service Charge Amount £3000 pa Approx.
Leasehold Ground Rent £350 pa Approx.
Council Tax Banding: D

AML
Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

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Approximate total area(1)

69.1 m²
743 ft²

Balconies and terraces

1.8 m²
19 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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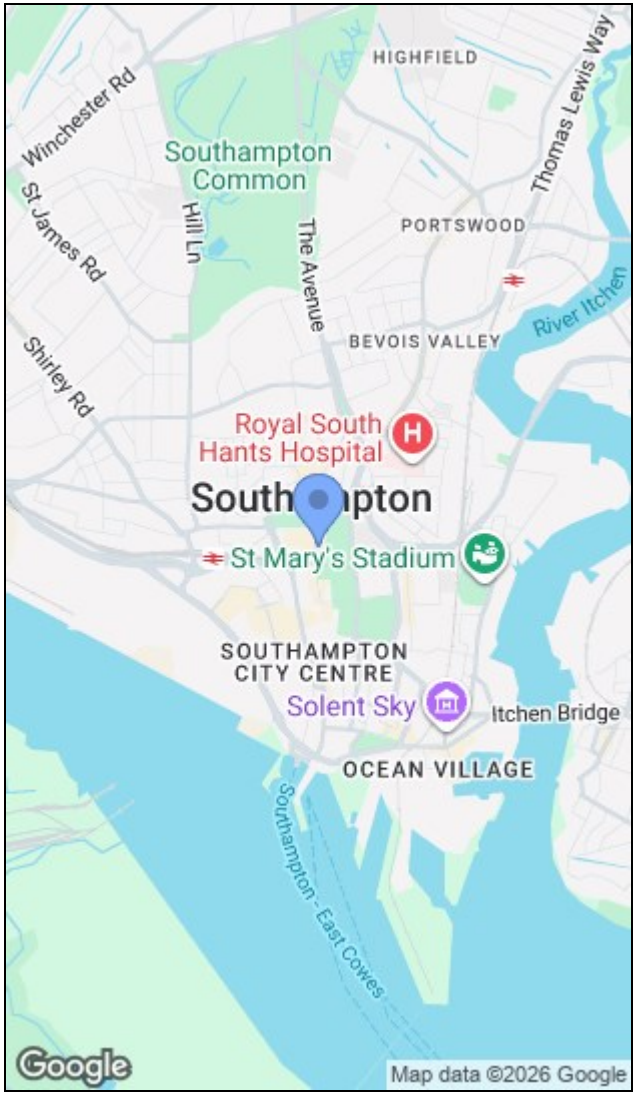

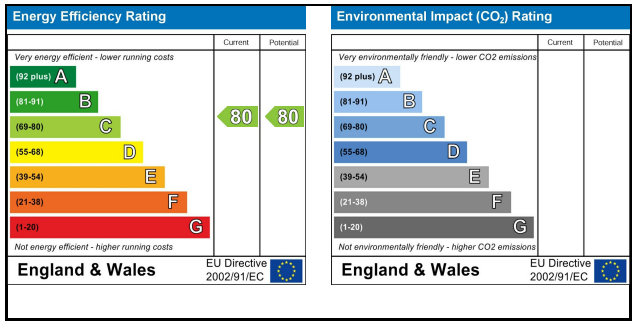

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