



Flat 42, Empress Heights College Street, Southampton

In Excess of £200,000





Flat 42 Empress Heights College Street, Southampton

Description

**EWS1 CERTIFICATE IN PLACE (A1 RATING) CONFIRMING NO
REMEDATION WORKS ARE REQUIRED ON THE BUILDING**

Nestled in a prime position within Southampton's vibrant city centre, Nested is extremely excited to present this exceptional two-bedroom, third-floor apartment on College Street. This isn't your standard city-centre flat; it offers a truly unique lifestyle experience. While situated on the third floor, the property boasts its own private front door accessed directly from the beautifully maintained communal terrace garden. This rare feature provides an immediate sense of independence and privacy, giving you the distinct feeling of arriving at your own secluded house rather than walking through a generic apartment block corridor.

As you step inside, the entrance hall sets a high standard, flowing naturally throughout the home and offering a large double-door storage cupboard to the left, perfect for keeping the space organized. The family bathroom is a sanctuary of contemporary design, finished with crisp tiling to principal areas, modern wood-effect flooring, and a full-size bath with a shower attachment and sleek glass screen, WC and pedestal hand basin.



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The layout leads you into the spectacular open-plan lounge, dining, and kitchen area, where the apartment's clean and crisp aesthetic truly shines. The living space is flooded with light and features a door leading out to a private balcony, offering a perfect spot to enjoy the atmosphere of the surrounding Southampton streets. The kitchen is a chef's delight, showcasing high-gloss white cabinetry, tiled splashbacks, and a full suite of integrated appliances including a dishwasher, washer, fridge-freezer, and a built-in oven with an electric hob and extractor.

Both bedrooms are spacious doubles with windows to the rear, designed for comfort and tranquility. The master suite is a particular highlight, with a private ensuite bathroom equipped with a double shower, WC, pedestal hand basin and contemporary fixtures. Crucially, the property also includes a permit for parking, a rare and highly sought-after convenience for such a central location.



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College Street enjoys a prime location just moments from Ocean Village and the vibrant Oxford Street, offering a lively mix of bars, cafés, and restaurants. Daily essentials are within easy reach, including local shops, supermarkets, and services, while West Quay shopping centre is just a short distance away for more extensive retail and leisure options. Transport links are excellent, with Southampton Central Station and key bus routes nearby, as well as easy access to major roads and ferry terminals. Residents can also enjoy pleasant waterfront walks and nearby green spaces, making this location perfect for first-time buyers and professionals who want city convenience with a touch of relaxation.

Anti-Money Laundering (AML) Compliance

In accordance with UK Anti-Money Laundering regulations, all successful buyers must complete identity and source-of-funds checks. A fee of £60 including VAT per purchase will apply.

To meet these requirements, your details will be shared with a third-party AML provider, who will contact you directly to carry out the verification process. This is a legal obligation for estate agents and helps protect everyone involved in the transaction.



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Key Features

- Private Entrance via Terrace Garden
- Prime Location Near Ocean Village
- No Forward Chain for a Quick Sale
- Two Generous Double Bedrooms
- Principal Bedroom with En-Suite Double Shower
- Private Balcony with City Views
- Open-Plan Layout for Modern Living
- Fully Integrated Kitchen with Appliances
- Excellent Links to Shops and Transport
- Rare Opportunity in the Heart of the City

Property Information

Tenure

Leasehold

Lease Length

111 Years Remaining

Ground Rent

£250 per annum

Annual Service Charge

£3,474 per annum

Council Tax

Band A



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Parking

Permit Parking

Garden

Communal Garden and Private Terrace

Utilities

Electric – Mains Supply

Water – Mains Supply

Heating – Electric

Sewerage – Mains Supply

Rights & Restrictions

Private Rights of Way – No

Public Rights of Way – No

Listed Property – No

Restrictions – No

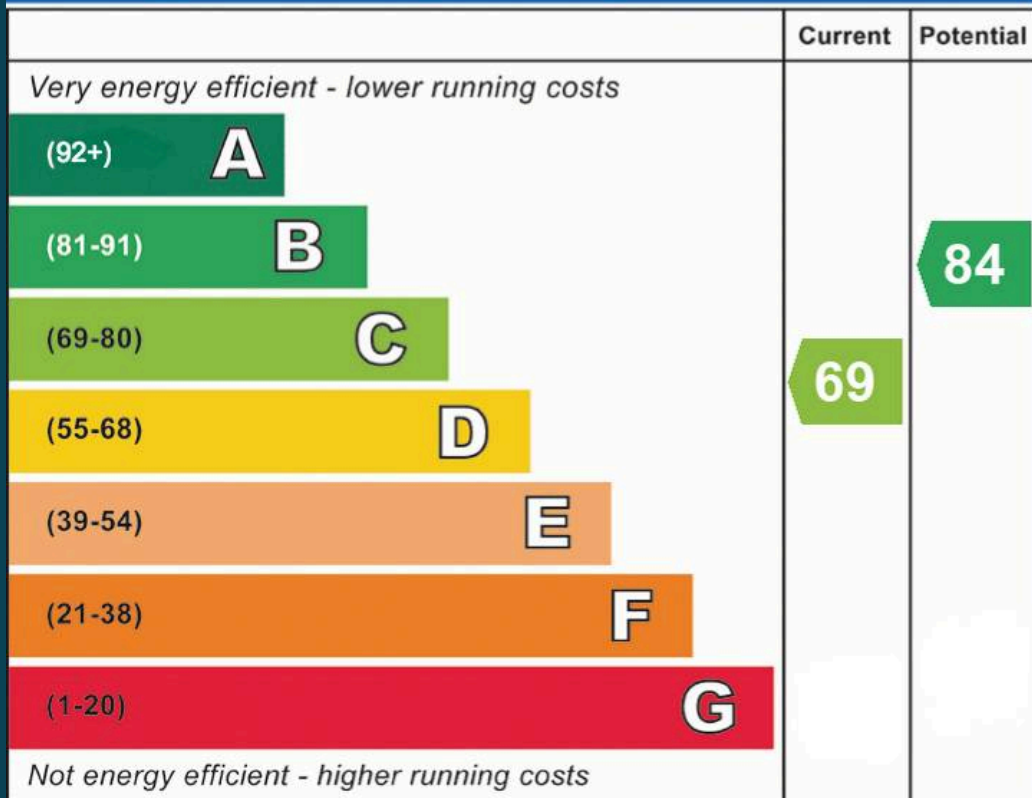
Flood Risk

Property has not flooded in the last 5 years

No flood defences in place



Energy Efficiency Rating

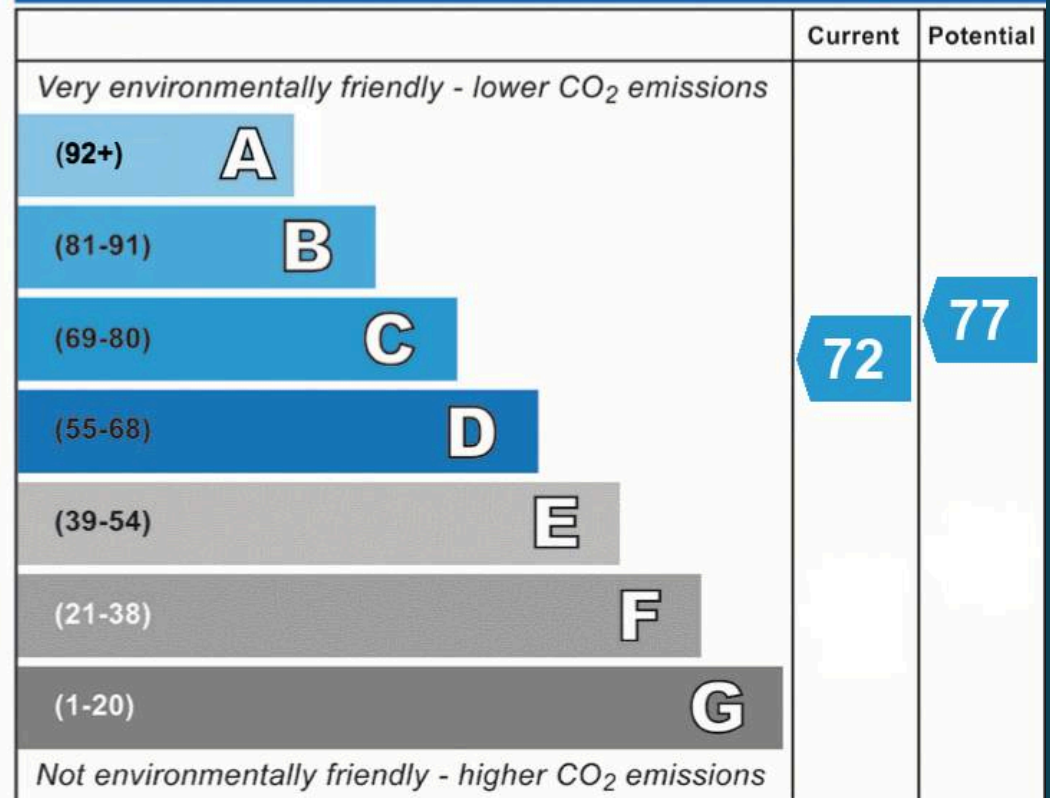


England, Scotland & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating



England, Scotland & Wales

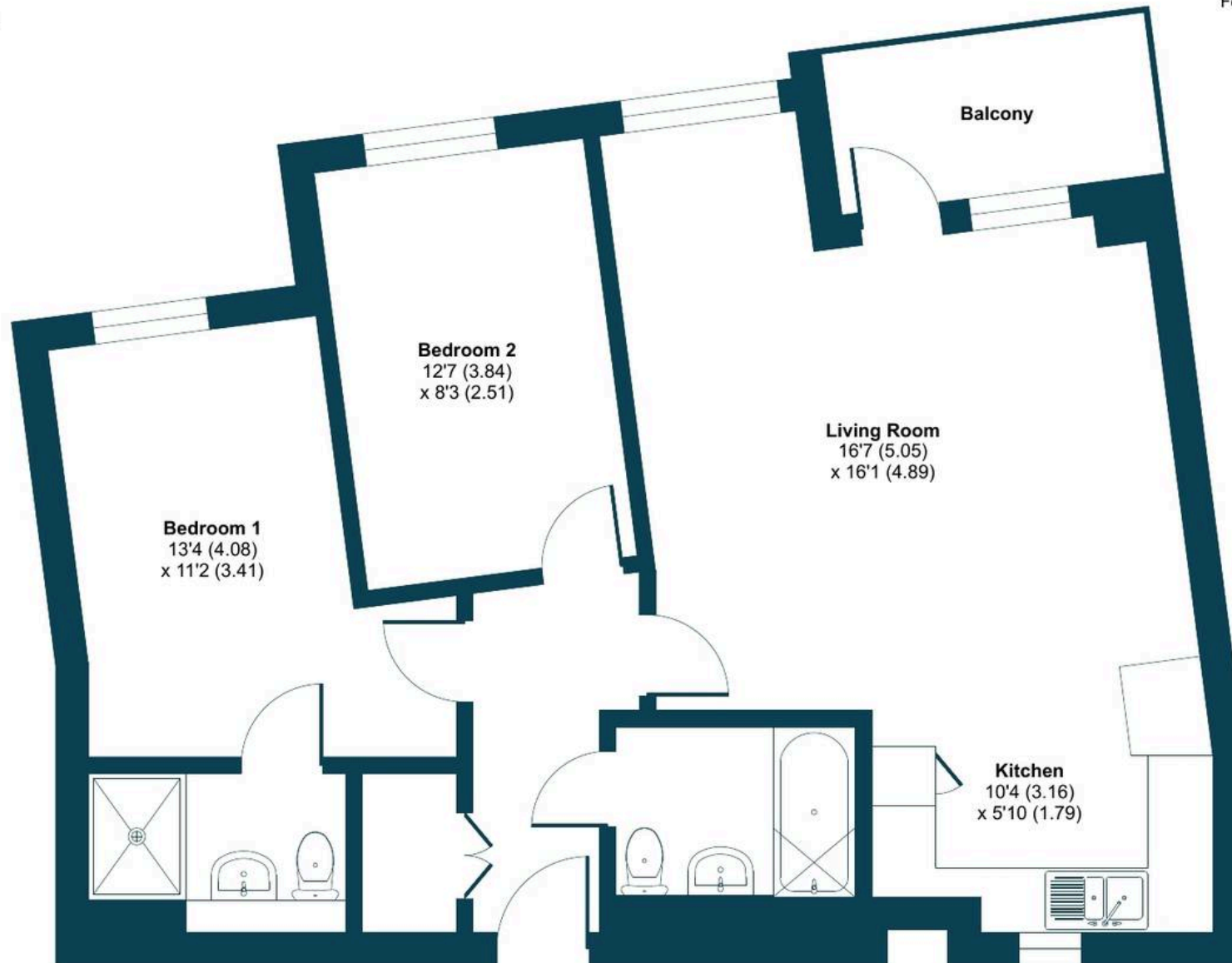
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College Street, Southampton, SO14

Approximate Area = 729 sq ft / 67.7 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Nested. REF: 1407284





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