



sparkes ellison

# 43 Granada House, Southampton, SO14 0FT

£1,800 Per Calendar Month

A modern purpose built 4th floor apartment situated close to Southampton City Centre and all that it has to offer. The hub of the apartment is an open plan living room with kitchen area along with dining and sitting areas. This room benefits from doors that open onto a large balcony that provides wonderful views over the River Itchen. In addition there is a bedroom with an en suite shower room and a further bedroom and separate bathroom. The apartment also benefits from secure parking with No.43 benefitting from an allocated space.

## ACCOMMODATION

### Communal Entrance Hall:

Stairs and lift to all floors, access to car park.

### Entrance Hall:

Wall mounted security entry system, built in coats cupboard, large built in cupboard housing water tank, electric meter, fuse box and storage space.

### Living Room:

24'1" x 13'6" (7.34m x 4.11m) A stunning room with fantastic views over the River Itchen and split into three distinct areas, comprising of kitchen, dining area and sitting area. Built in oven, built in induction hob, integrated extractor hood, integrated dishwasher, integrated fridge/freezer, space for table and chairs, space for sofas. Doors opening onto balcony which runs the length of the living area and provides superb views over the water.

### Bedroom 1:

13' max x 10'5" (3.96m max x 3.18m)

### En-suite:

6'6" x 5'6" (1.98m x 1.68m) White suite with chrome fittings, comprising shower cubicle, wash hand basin, WC.

### Bedroom 2:

13' x 10'2" (3.96m x 3.10m)

### Bathroom:

8'2" x 6'6" (2.49m x 1.98m) White suite with chrome fittings comprising bath with mixer tap and shower attachment, wash hand basin, WC.

### Parking:

There is a secure parking area and number 43 benefits from an allocated space.

## OTHER INFORMATION

### Approximate Age:

2020's

### Approximate Area:

76sqm/819sqft

### Management:

Fully managed

### Availability:

September 2026

### Furnished/Unfurnished:

Furnished

### Deposit:

Security Deposit: £2076.00

Holding deposit: £415.38

### Heating:

Electric

### Windows:

UPVC double glazed windows

### Schools:

Please note that some schools who are their own admission authority (Academies, Voluntary Aided, Foundation and Trusts schools) have chosen not to have a catchment area for school admission purposes. This means some home addresses may not be in the catchment area for any school. Parents should refer to the school's admission policy to see how places are allocated.

### Council Tax:

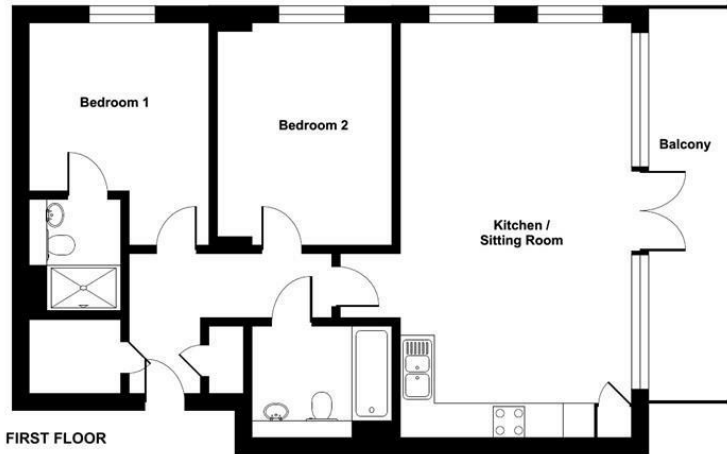
Band B

### Local Council:

Southampton City Council - 02380 833000



First Floor = 819 sq ft / 76 sq m  
For identification only - Not to scale



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 77                      | 77        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

94 Winchester Road, Chandler's Ford, Hampshire, SO53 2GJ

Sales: t: 02380 255333 e: [property@sparksellison.co.uk](mailto:property@sparksellison.co.uk)

Lettings: t: 02380 018518 e: [lettings@sparksellison.co.uk](mailto:lettings@sparksellison.co.uk)

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Sparks Ellison nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. All loans secured on property. Life assurance usually required.



