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Guildhall Apartments, Southampton

Offers In Excess Of £410,000



This stunning three-bedroom penthouse offers stylish, contemporary living with panoramic views across Southampton is situated on the top floor of the sought-after Guildhall Apartments,. Designed to a high specification, the apartment blends comfort and elegance in a prime central location.

Upon entering, you're greeted by a bright open-plan living space with soaring ceilings and floor-to-ceiling windows that flood the room with natural light. The layout flows effortlessly onto a large private terrace, ideal for entertaining or relaxing while taking in the vibrant panoramic city, and park views, including the New Forest.

The sleek modern kitchen features quartz worktops and integrated Bosch appliances. A hallway cupboard provides ample storage, space for both a washer and a dryer, in addition to housing the energy-efficient geothermal heating system.

Both the principal and second double bedrooms are generously sized with the principal including a modern en-suite shower room and giving access to the large private terrace. All three bedrooms have large windows with the master and third bedroom windows showcasing the skyline. A stylish family bathroom serves the second and third bedrooms, and guests.

Additional highlights include underfloor heating, double glazing, and access to a communal roof terrace with sweeping views. The property also includes two allocated undercroft parking spaces accessed via a secure car lift, along with secure cycle storage. A fob-controlled lobby, lift and stair access, and on-site caretaker enhance convenience and security.

Completed in 2016, Guildhall Apartments remains one of Southampton's most exclusive, unique and desirable developments. Residents benefit from a peaceful, well-maintained setting and unbeatable location with excellent amenities and transport links. From East Park being on your doorstep and within walking distance of cultural landmarks, Westquay shopping centre (0.4 miles), Southampton Central station (0.5 miles) and Southampton Airport (4.1 miles), offering direct connections to London and beyond.

Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 115 Years Remaining Approx.

Leasehold Annual Service Charge Amount £4,330.13 Approx.

Leasehold Ground Rent Amount, £500 Approx.

Council Tax Banding; E

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.

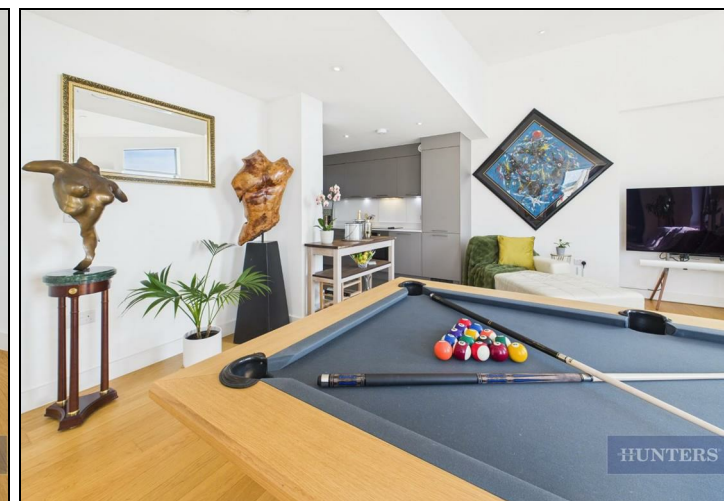
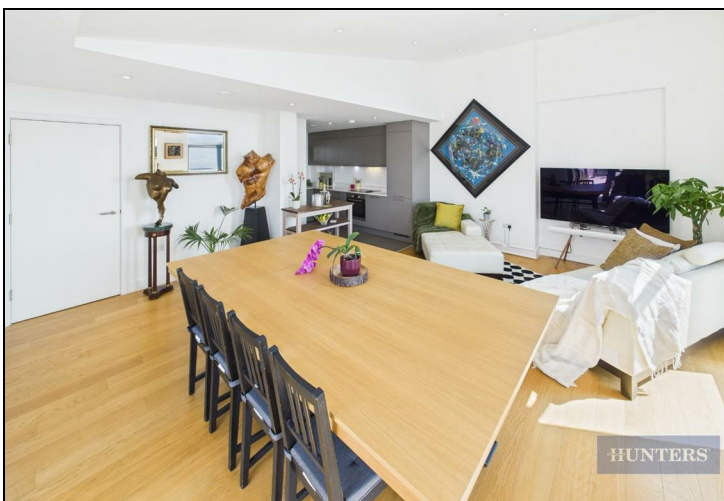
The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

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

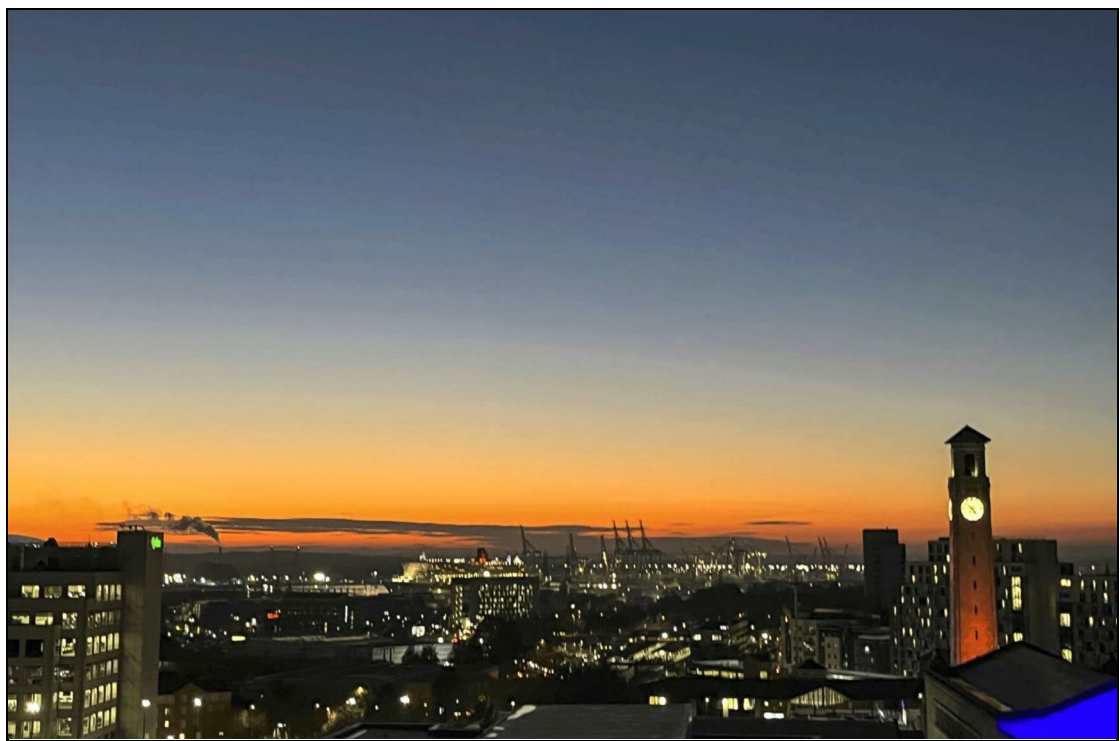
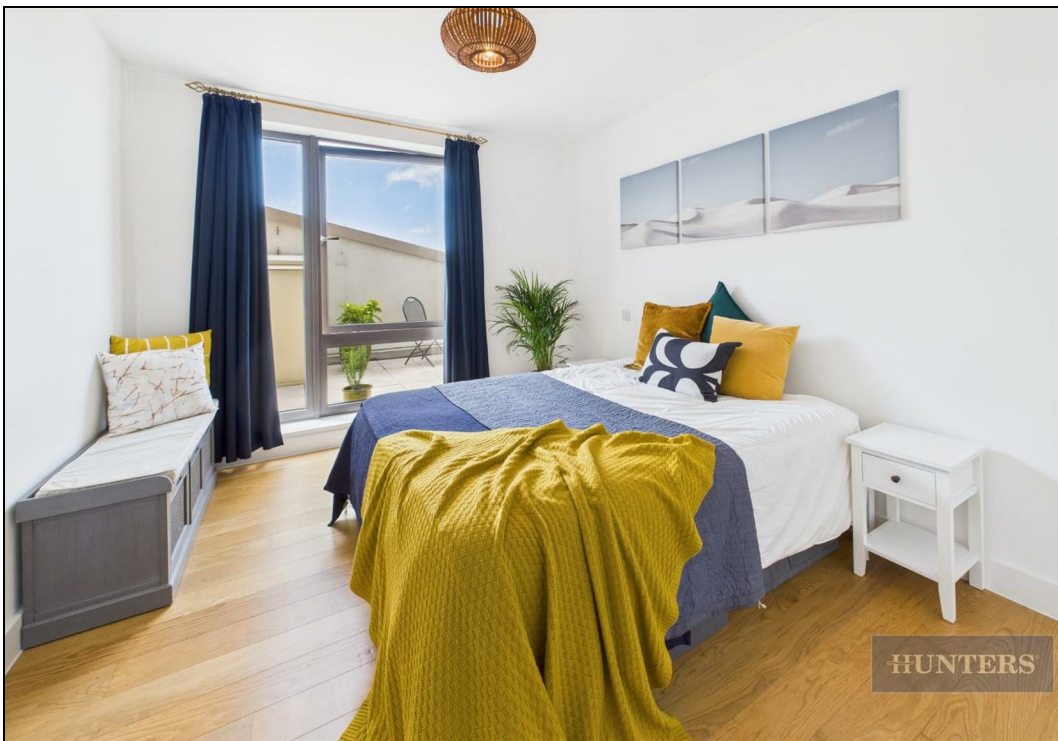
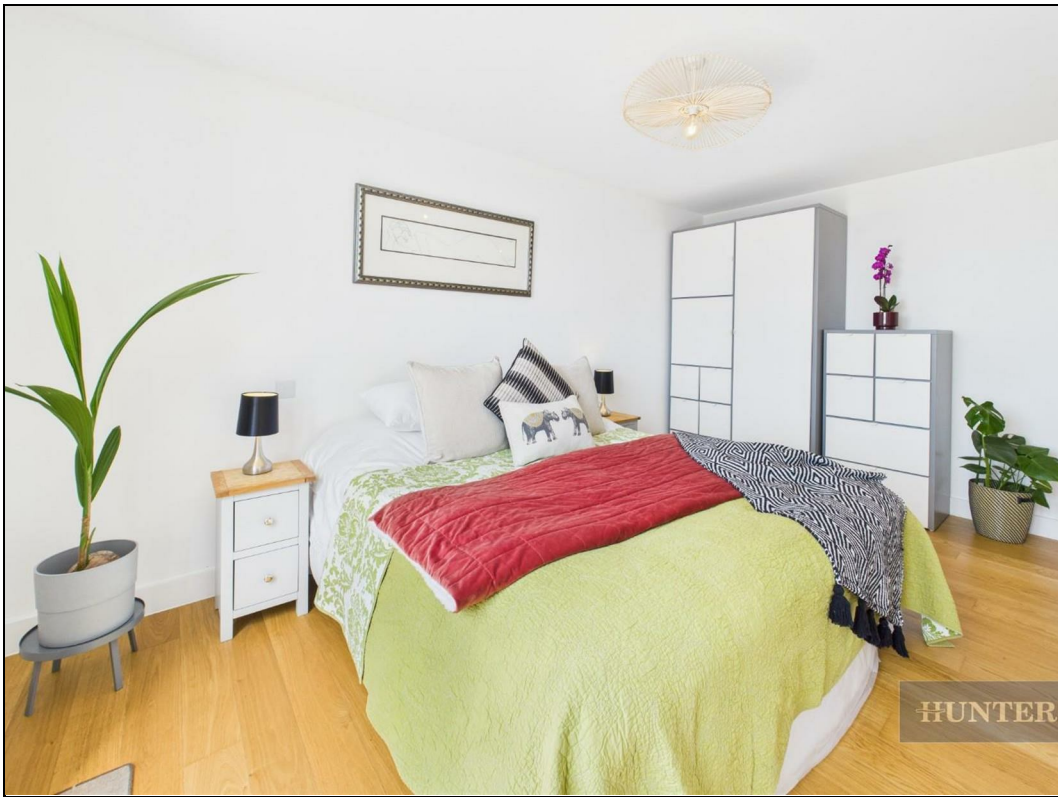
This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

KEY FEATURES

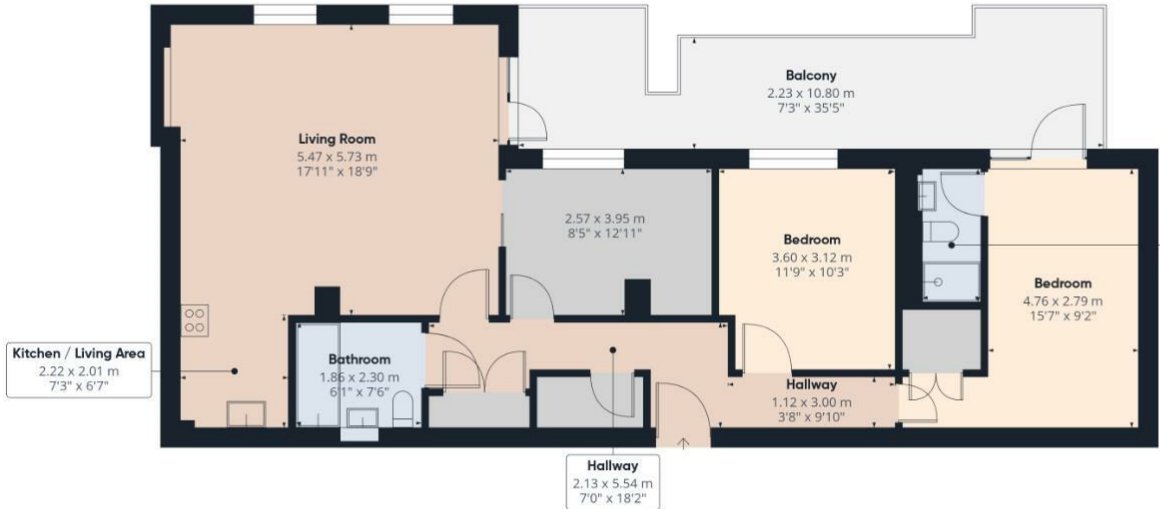
- Stunning three-bedroom penthouse in the sought-after Guildhall Apartments
- Panoramic city, park and New Forest views from floor-to-ceiling windows and large expansive private terrace.
- Spacious open-plan living area with high ceilings and natural light throughout
- Sleek modern kitchen with quartz worktops and integrated Bosch appliances
- Three bedrooms with large windows, two of which are doubles, with the principal having an en-suite shower room
 - Stylish family bathroom with high-quality finishes
- Energy-efficient geothermal heating system and underfloor heating throughout
 - Access to communal roof terrace with far-reaching views
- Two allocated undercroft parking spaces with secure car lift and cycle storage
- Prime central location close to East Park, Westquay, Southampton Central Station & Southampton Airport







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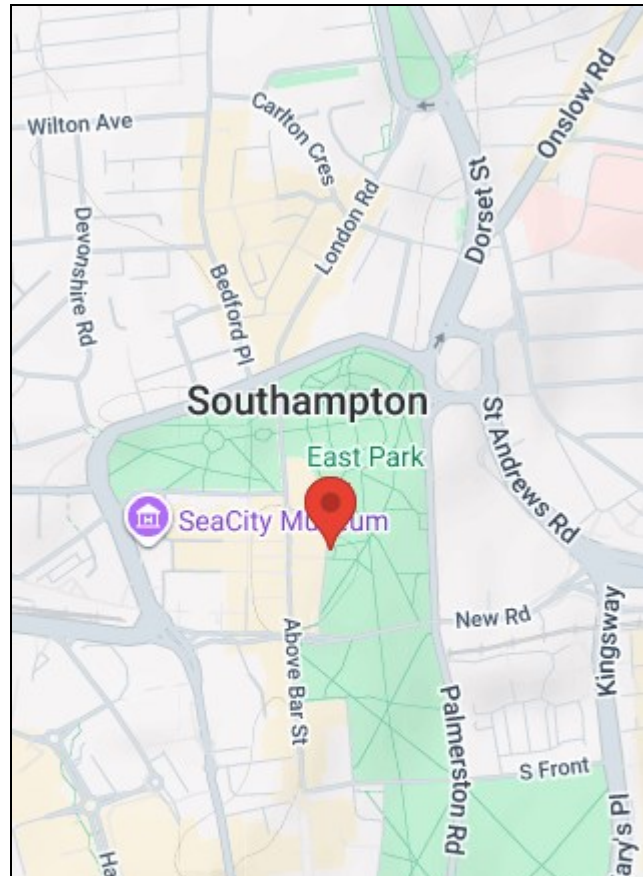
Bathroom
2.31 x 1.21 m
7'6" x 3'11"

Approximate total area^m
97.8 m²
1052 ft²
Balconies and terraces
25.6 m²
276 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.

GIRAFFE 360



| 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 | |
| 83 | 83 |
| EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-----------|
| Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not environmentally friendly - higher CO ₂ emissions | |
| 83 | 83 |
| EU Directive 2002/91/EC | |

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com



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