



VIRTUALLY STAGED



Telephone House, 70 High Street, Southampton, SO14 2NW

- Top floor apartment with two double bedrooms
- View across Southampton Water
- Central location off the High Street
- No Chain
- Two bath/shower rooms
- Allocated and secure parking
- South westerly aspect balcony
- EPC: D (56)

Offers In Excess Of £200,000

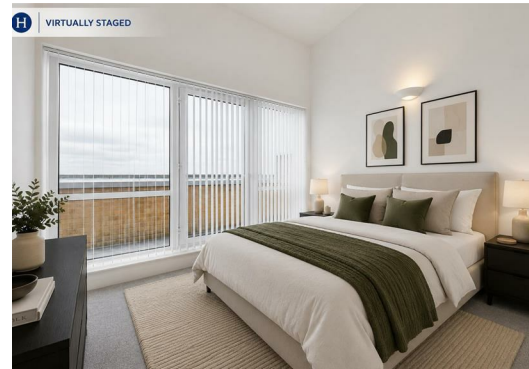


Telephone House

DESCRIPTION

Situated on the top floor, securely accessed by lift or stairs. This apartment comprises an entrance hallway, doors to, hallway cupboard, family bathroom, two bedrooms and open plan living/kitchen area. The property benefits from one allocated parking space, high ceilings & views as mentioned. Situated in Town Quay, this location is only a 0.7 miles from Ocean Village Marina which offers a relaxed atmosphere and something for everyone; bars, restaurants, cinema, activity centre and 5 star hotel. By day, watch the boats sail from many resting spots around the water, follow the Titanic trail of history or enjoy a shopping trip to the bustling city centre. Currently tenanted on a periodic tenancy with a rental income of £1300pcm.

Tenure Type; Leasehold - 125 years from Jan 2006
Leasehold Years remaining on lease; 104
Leasehold Annual Service Charge Amount £3,148 P.a
Approx (Jan 2026 - Dec 2026)
Leasehold Ground Rent Amount, £200 P.A
Rent Review Period; Increases by £200 every 25 years.
Council Tax Banding; C







Approximate total area⁽¹⁾
612.75 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Viewings

Please contact southampton@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	56	58
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.