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HERE TO GET *you* THERE



Hampton House, St. Marys Place, SO14

Guide Price £119,950



This charming one-bedroom flat, ideally situated in the highly desirable Southampton City Centre, offers a generous and contemporary open-plan kitchen and living area designed for modern living. The space is enhanced by three striking windows that flood the room with natural light, creating a bright and welcoming atmosphere throughout.

The well-proportioned double bedroom provides a comfortable and relaxing retreat, while the fully fitted modern bathroom is conveniently positioned adjacent to the bedroom.

Further benefits include ample storage solutions throughout the property, ensuring practicality as well as style.

Built in 2016, Hampton House benefits from a video entry system, lift access to all floors, and secure, sheltered bicycle storage. To the rear, St Mary's Street offers a vibrant mix of independent shops, eateries, and a regular market.

This property presents an excellent opportunity for first-time buyers and for investors. Viewing at the earliest is recommended.

Tenure - Leasehold

Lease Length - 115 Years Remining Approx.

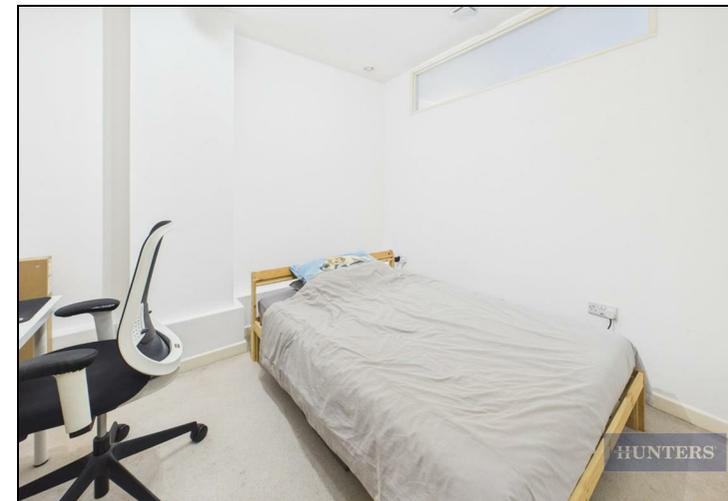
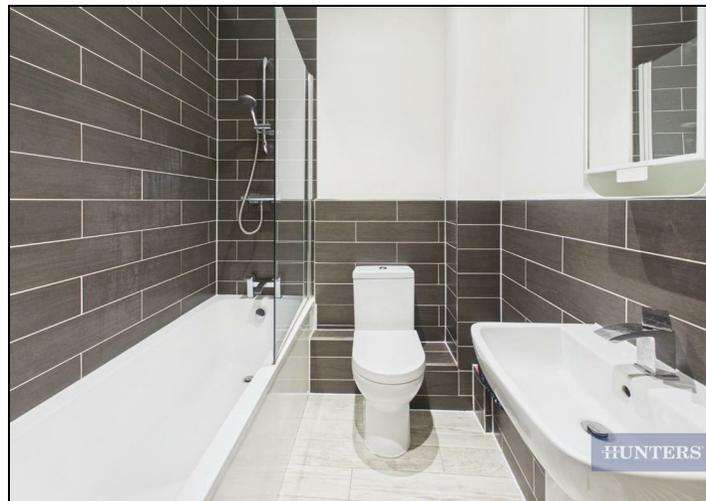
Service Charge - £1,767 per annum approx.

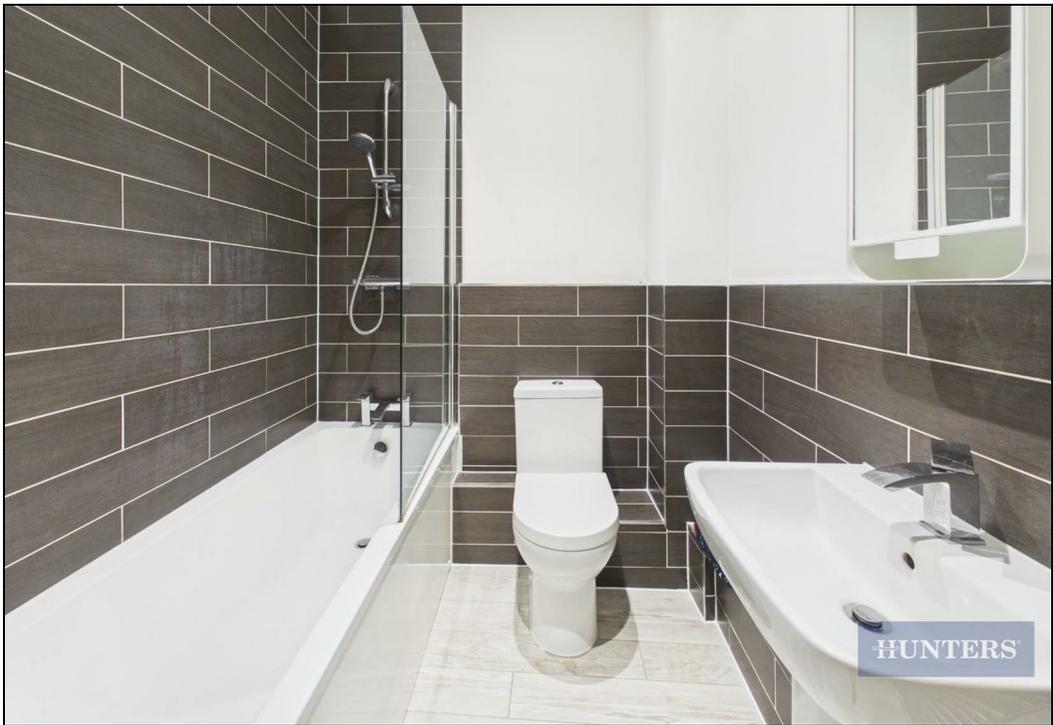
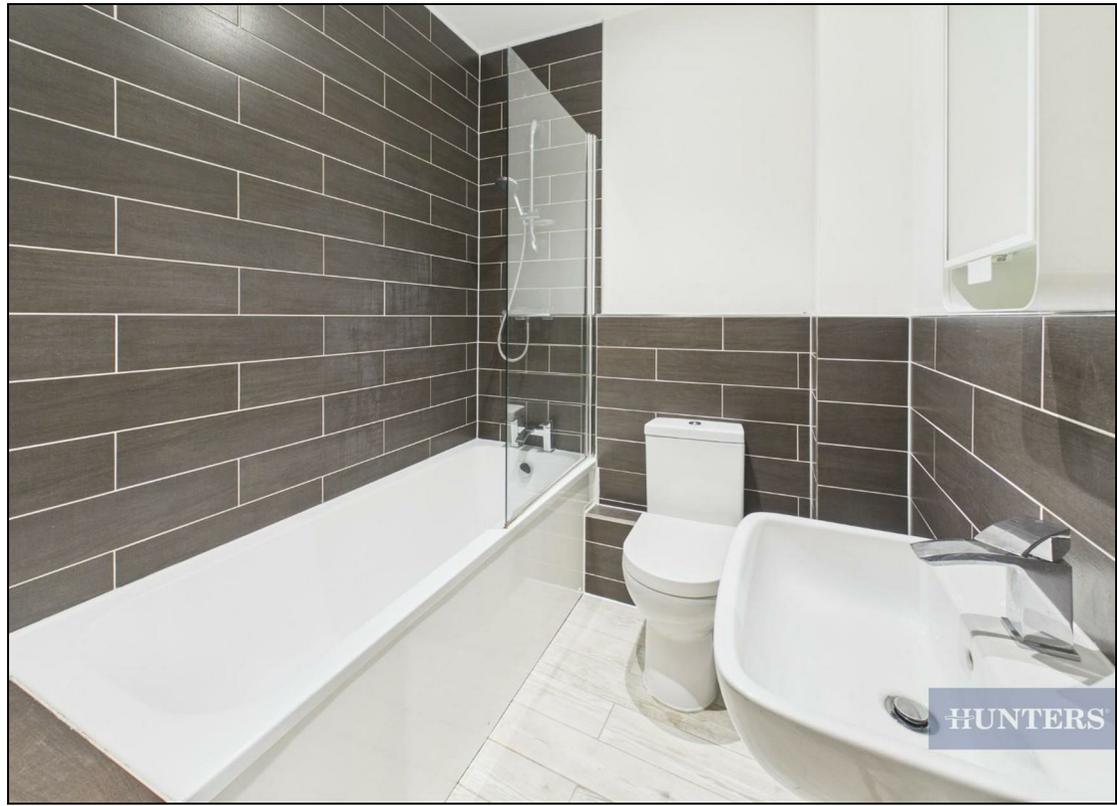
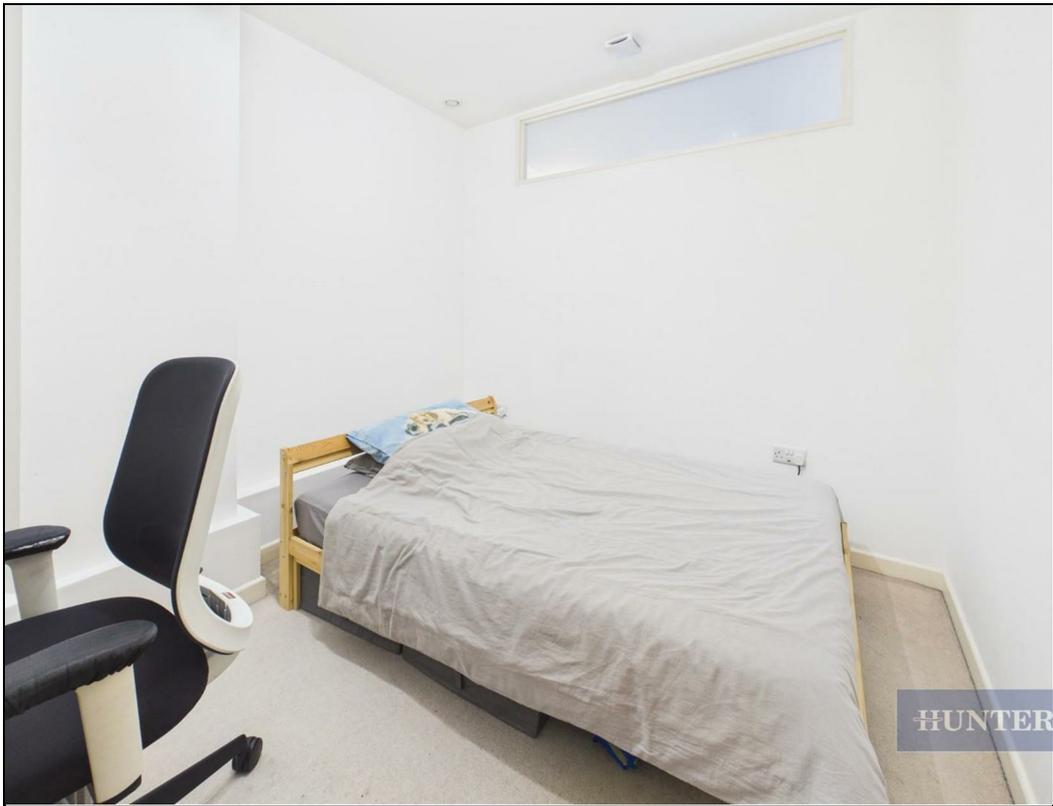
Ground Rent - £250pa Review Date 1/6/2026 and every subsequent tenth anniversary.

Council Tax Band - A

KEY FEATURES

- Superb One-bedroom flat
 - Double bedroom
 - Open-plan living space
 - Modern kitchen
 - Well-finished bathroom
 - Ample storage
 - Lift available
 - White good included
 - City centre location





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Bathroom
1.83 x 2.27 m
5'11" x 7'5"

Bedroom
3.31 x 2.82 m
10'10" x 9'3"

Kitchen
4.26 x 4.16 m
13'11" x 13'7"

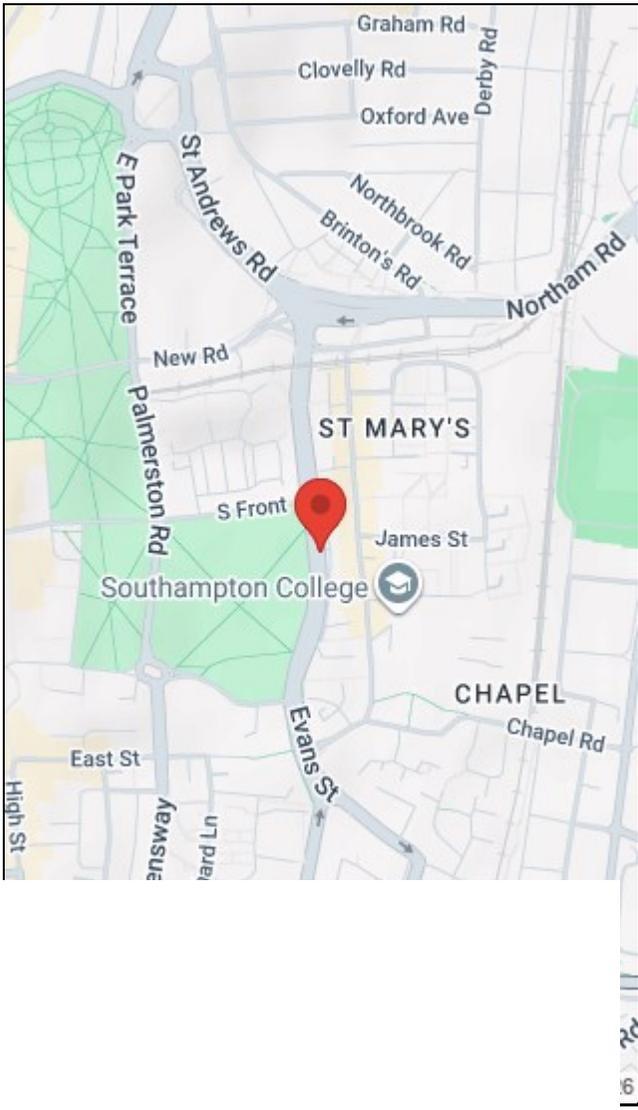
Hallway
5.10 x 1.05 m
16'8" x 3'5"

Approximate total area⁽¹⁾
39.2 m²
423 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	61	61
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
EU Directive 2002/91/EC		

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