



**HUNTERS**<sup>®</sup>  
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# Andes Close, Southampton, SO14

Offers In Excess Of £330,000



A beautifully maintained three-bedroom riverside flat, occupying a prime position on the banks of the River Itchen and boasting panoramic water views. Set within the Andes Close development, this superb property combines generous internal space, a bright and airy feel throughout, and the benefit of a private balcony overlooking the water.

Set on the second floor, this well-proportioned apartment spans approximately 83 square metres (893 sq. ft.) of internal living space, with an additional 8.6 square metre (93 sq. ft.) private balcony.

The heart of the home is the impressive dual aspect living/dining room, flooded with natural light from multiple windows that frame the picturesque views of the river. This space seamlessly connects to the private balcony, providing an excellent outdoor space.

Adjacent to the living area is a well-designed kitchen, offering plentiful worktop and cupboard space, and an integrated double oven and hob. A serving hatch adds visual connection and light between the kitchen and living space, creating a welcoming and sociable atmosphere.

The property benefits from three-bedrooms. The main bedroom has built in storage and a private ensuite. The second bedroom has access to the balcony, and the third bedroom is versatile in use, suitable for a single bedroom or study. There is also a family bathroom.

Further benefits include a private garage, an allocated parking space and visitor parking. The building has private communal gardens, private communal access to the waterfront, secure telephone entry system and lift access to all floors.

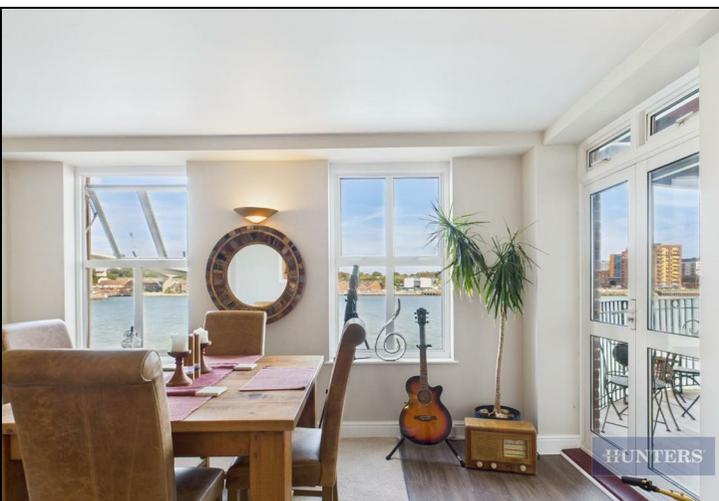
Leasehold Years remaining on lease: 900 Years Approx.

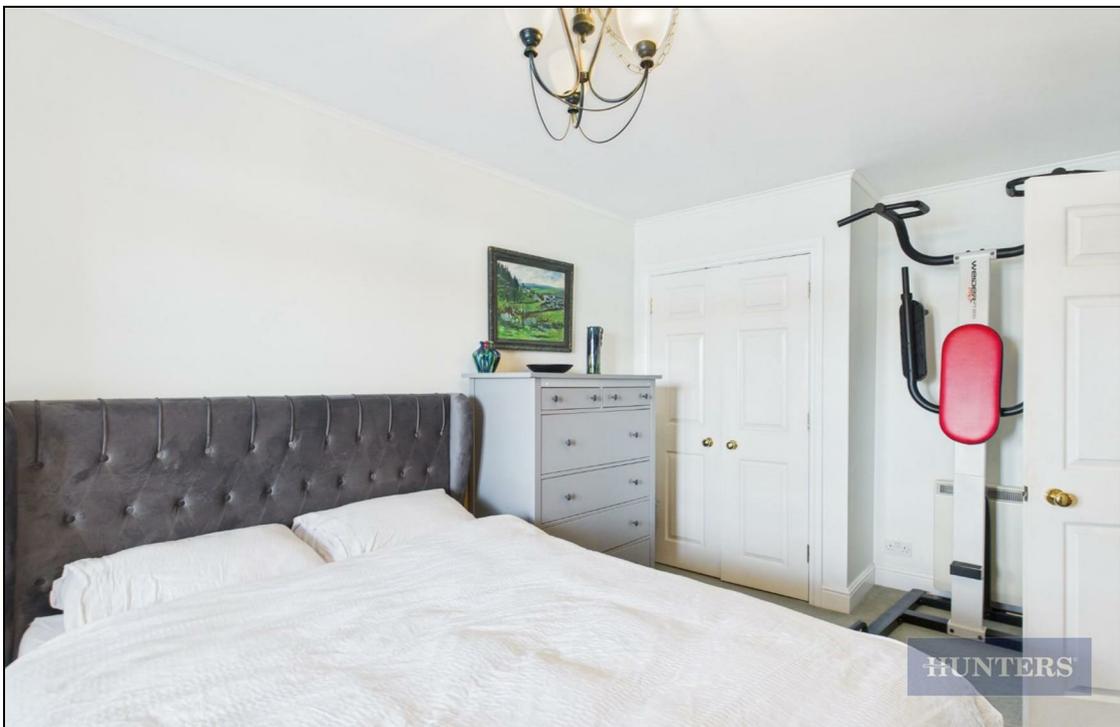
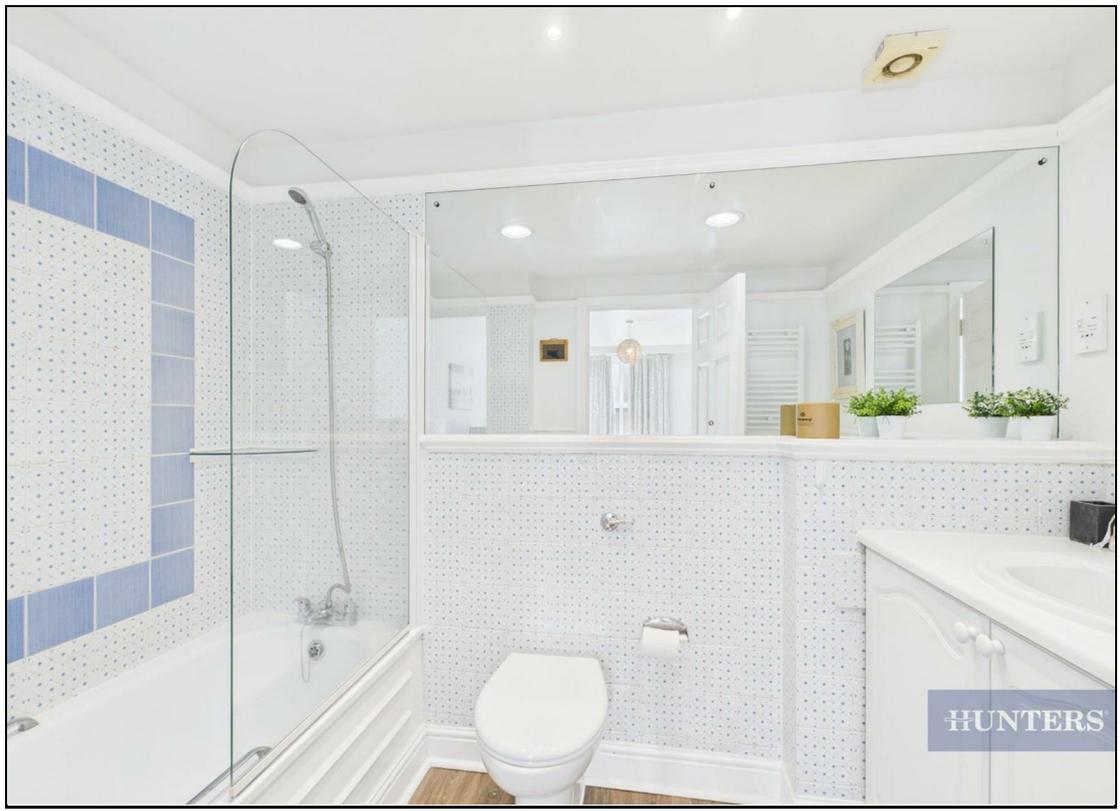
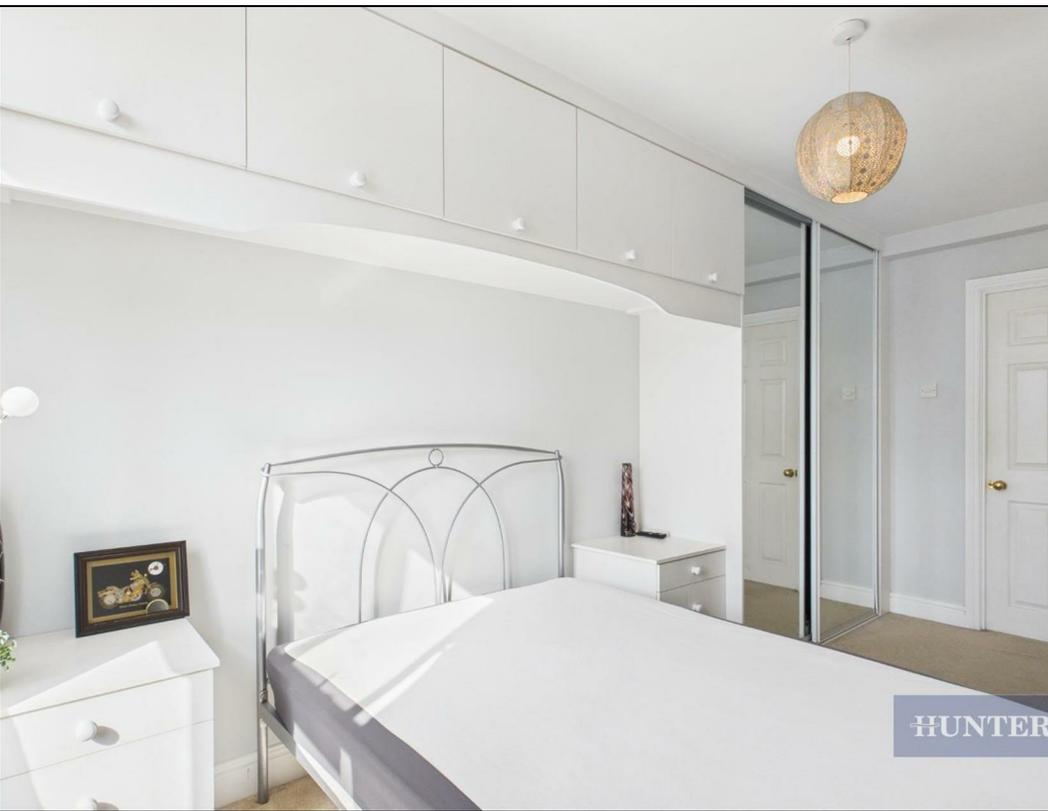
Leasehold Annual Service Charge Amount : £3,986 Approx.

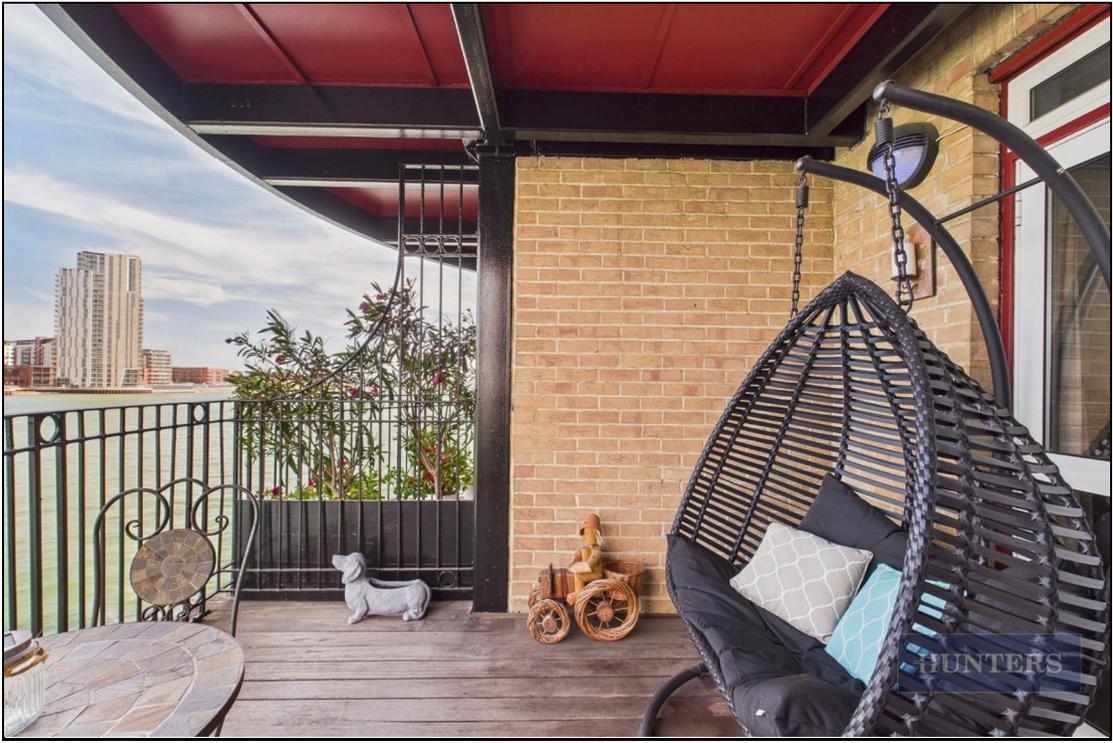
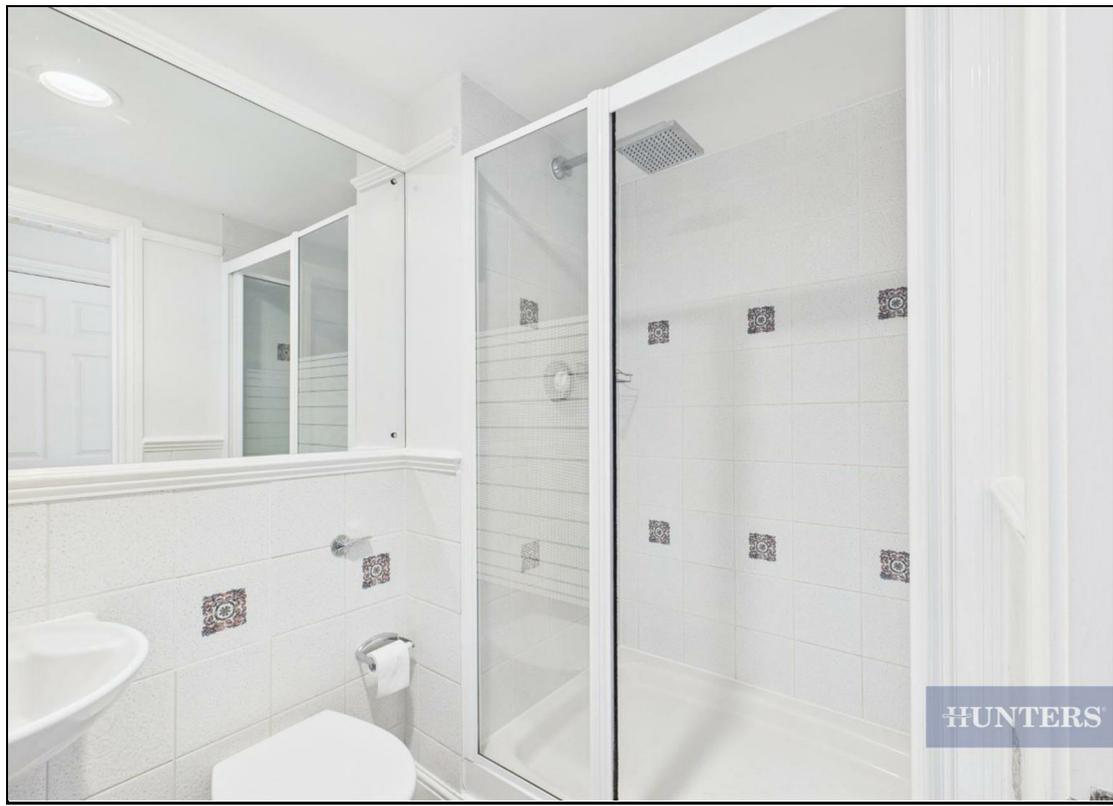
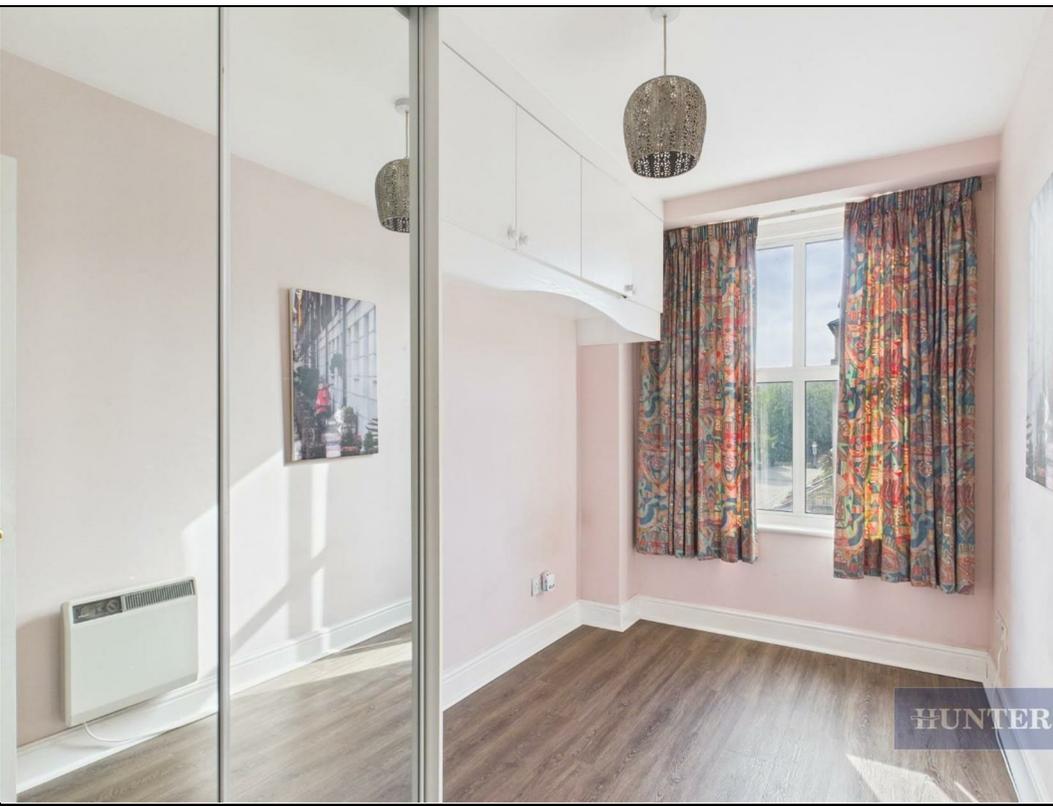
Leasehold Ground Rent Amount £100 pa

## KEY FEATURES

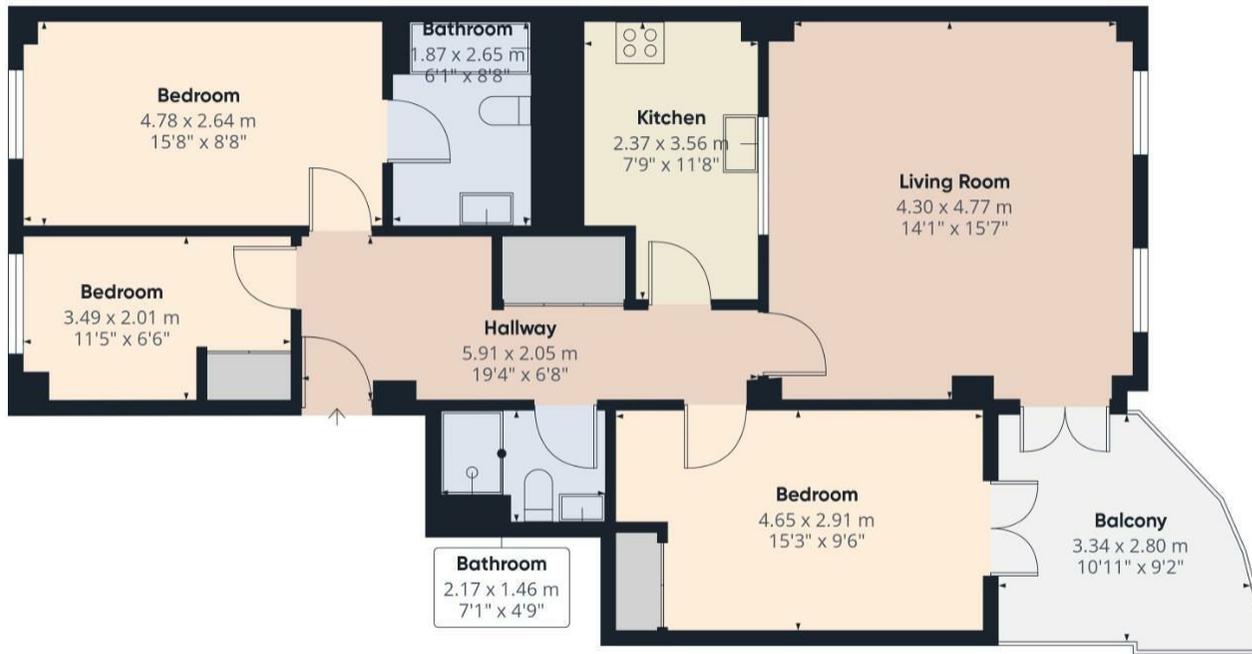
- Popular Andes Close location
  - Fantastic Water Views
    - Three Bedrooms
- Balcony overlooking the water
  - Separate kitchen
- Bright & Airy Reception Room
  - Family bathroom
  - Ensuite to master bedroom
  - Communal garden & Lift
  - Garage & Allocated parking







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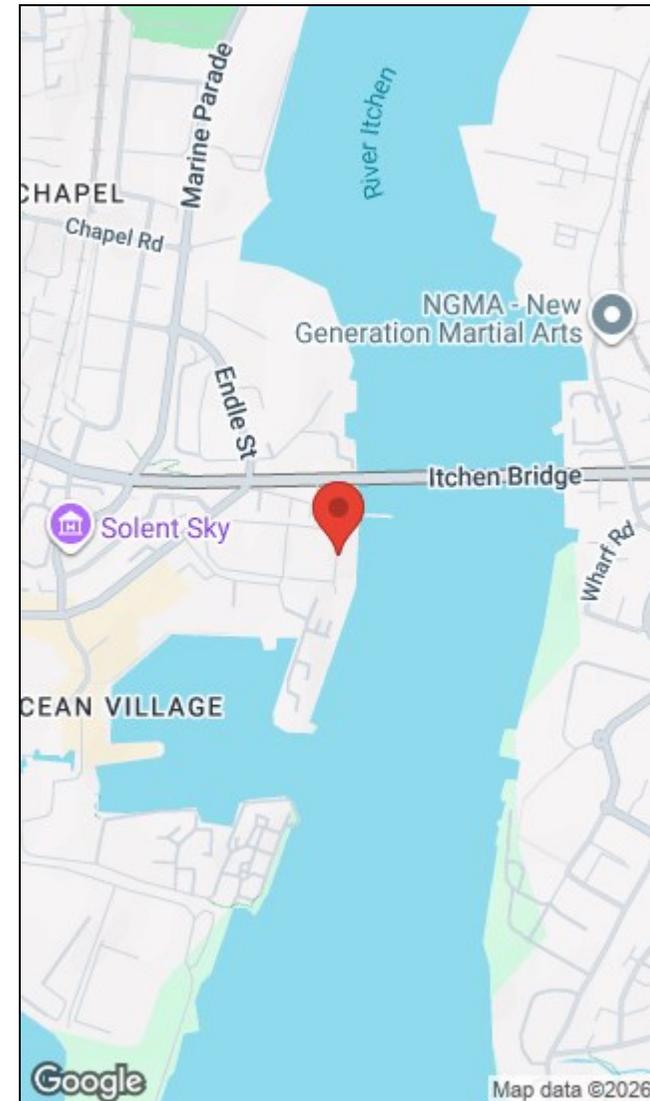
Approximate total area<sup>(1)</sup>  
 83 m<sup>2</sup>  
 893 ft<sup>2</sup>

Balconies and terraces  
 8.6 m<sup>2</sup>  
 93 ft<sup>2</sup>

(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.

GIRAFFE360



Energy Efficiency Rating	
Current	Potential
74	77

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
A	A

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