

**FOR SALE**



**Southampton , Hampshire**

**1 Bedroom, 1 Bathroom, Apartment**

**Asking Price Of £135,000**

**MARTIN&CO**



## Southampton , Hampshire

1 Bedroom, 1 Bathroom

Asking Price Of £135,000

- ONE BEDROOM GROUND FLOOR APARTMENT
- GREAT LOCATION
- ELECTRIC HEATING
- EPC RATE C
- TAX BAND B



This neutrally decorated one-bedroom flat is offered **\*\*for sale\*\*** in a sought-after residential area of Southampton, ideal for first-time buyers and investors. The property provides a well-proportioned double bedroom, a reception room with large windows, and a kitchen benefiting from natural light, creating a bright and comfortable living environment. There is also the convenience of parking. The flat has an EPC rating of C and falls within Council Tax Band B.

Situated in the Briarswood area of Southampton, the property enjoys access to a range of local amenities including everyday shops and services, with larger retail options available in and around the city centre. Nearby parks offer green space for walking and leisure, contributing to the appeal of the location.

Public transport connections are available via Southampton Central station, which provides direct rail services to destinations such as London Waterloo, Bournemouth and Portsmouth. Journey times to London Waterloo are typically around 1 hour 20 minutes, making this a practical option for commuting or regular visits. Local bus routes further enhance connectivity to the city centre, university areas and surrounding neighbourhoods.

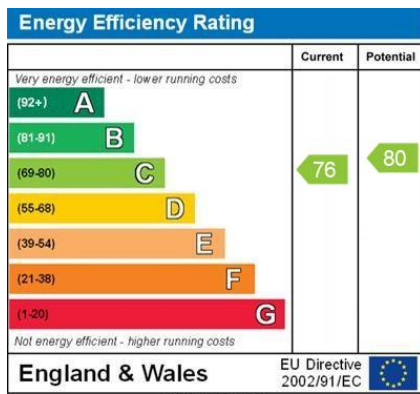
The position of this flat, combined with its practical layout, parking and access to amenities, makes it a suitable proposition for those seeking a first home or a rental investment in Southampton.

TENURE Leasehold - years remaining 965

SERVICE CHARGES £1289.40PA

GROUND RENT £75 PA





WWW.EPC4U.COM



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## Martin & Co Southampton City

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.