



**The Old Chambers, College Place - £670**

**Stanford**  
EST 2005



Stanford estate Agents are delighted to offer this VERY WELL PRESENTED & SPACIOUS One Bedroom apartment in a sought after location in Southampton. Boasting a 15ft Open Plan Lounge/Kitchen/Diner, 20ft Bedroom and En Suite. AVAILABLE 10th OCTOBER 2020.

**Directions**

**Open Plan Lounge/Dining Room/Kitchen 15'06 x 11'07**

**Bedroom 20'08 x 9'04" max**

**En Suite 7'08 x 2'11**

**OTHER INFORMATION:**

LOCAL COUNCIL Southampton City Council

COUNCIL TAX BAND: TBC

DATE AVAILABLE: From 10th October 2020

FURNISHING: Unfurnished

No Pets & No Smokers



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	
England & Wales	
EU Directive 2002/91/EC	

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

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you please contact the office and we will be pleased to check it for you, especially if you are contemplating travelling some distance to view the property. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built in furniture. Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service report before finalising their offer to purchase. These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Stanfords nor any of its employees or agents has the authority to make or give any representation or warranty whatever in relation to this property. Your home is at risk if you do not keep up repayments on your mortgage or other loans secured on it. Written quotation are available on request. All loans secured on property, life assurance is usually required. This can be emailed on request.