





# Flat 33, Castle Place 117 High Street, Southampton, SO14 2EA

Asking Price £122,500

Stanford Estate Agents are delighted to present this 3rd floor 'City Pad' apartment located in central Southampton. Ideally suited for a first time buyer or investor, the property is well presented throughout & is offered with no forward chain. An internal viewing is highly recommended.

## ENTRANCE HALL:

Smooth plaster ceiling, built in storage cupboard, telephone intercom system, electric wall mounted heater.

## LOUNGE/KITCHEN/DINING ROOM: (17'10" x 14'3")

Smooth plaster ceiling, two double glazed windows to front aspect, two electric wall mounted heaters, television point, telephone point, a range of wall mounted & base level units, roll top work surfaces, stainless steel sink & drainer with mixer tap above, built in electric hob & electric oven with extractor hood above, built in microwave, built in fridge, space & plumbing for a washing machine.

## BEDROOM 1: (9'2" x 8'7")

Smooth plaster ceiling, electric wall mounted heater, mirrored built in wardrobe, television point.

## SHOWER ROOM:

Smooth plaster ceiling, extractor fan, fully tiled shower, low level WC, wash hand basin, tiling to principle areas.

## OUTSIDE:

Communal entrance with lift access to all floor. Secure communal bin store & boke store.

## LEASE INFORMATION:

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Years Remaining On The Lease: 110 Years

Ground Rent: 150 Per Annum

Service/Maintenance Charge: £1,300 Per Annum

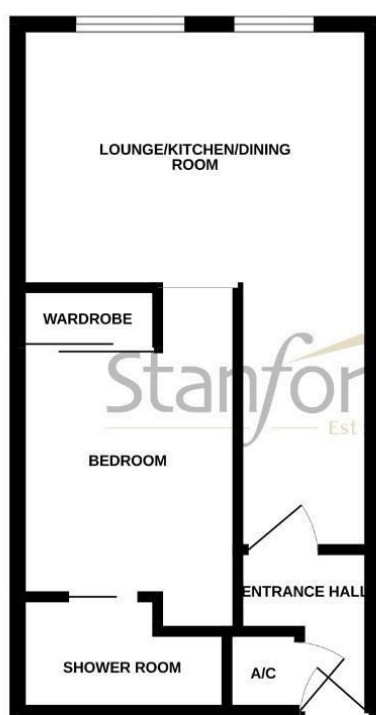
## OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

COUNCIL, TAX BAND: Band A

SELLERS POSITION: No Forward Chain

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Neotoma CDS20



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

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