



Albert Road North - £200,000

Stanford  
Est 2005





# Flat 9, Chantry House Albert Road North, Southampton, SO14 5BU

Offers In Excess Of  
£200,000

Stanford Estate Agents are delighted to present this spacious & well presented two bedroom 1st floor apartment in Southampton. The property boasts a 21ft x 15ft open plan lounge/kitchen/dining room, balcony, two double bedrooms & gated allocated off road parking. An internal viewing is recommended.

## ENTRANCE HALL:

Smooth plaster ceiling, inset down lighting, telephone intercom system, utility storage cupboard with space & plumbing for a washing machine.

SELLERS POSITION: Looking To Purchase A Property Locally

## OPEN PLAN LOUNGE/KITCHEN/DINING ROOM: (21'2" x 15'6")

Smooth plaster ceiling, two double glazed windows to rear aspect, double glazed door to front aspect leading to the balcony, 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 fridge/freezer, built in dishwasher, built in electric hob & electric oven with extractor hood above.

## BEDROOM 1: (10'6" x 10'1")

Smooth plaster ceiling, double glazed window to front aspect, television point.

## BEDROOM 2: (10'1" x 7'4")

Smooth plaster ceiling, double glazed window to front aspect, television point.

## BATHROOM: (7'7" x 6'7")

Smooth plaster ceiling, extractor fan, inset down lighting, part tiled walls, heated towel rail, shaver point, panel enclosed bath with shower above, low level WC, wash hand basin.

## OUTSIDE:

Gated & secure allocated off road parking, communal bin & bike 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: 145 Years

Ground Rent: £205 Per Annum

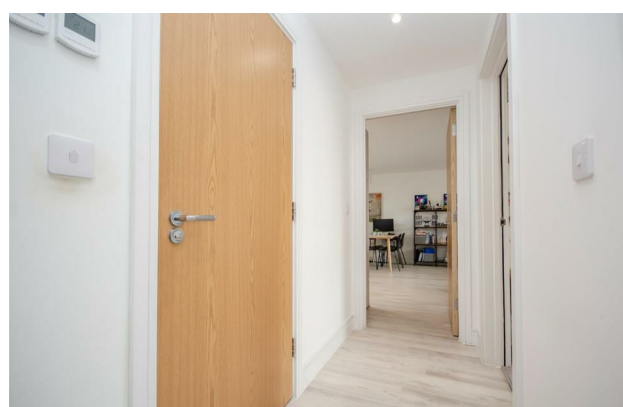
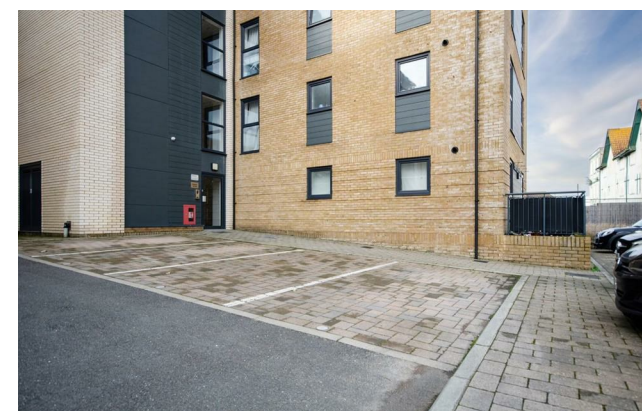
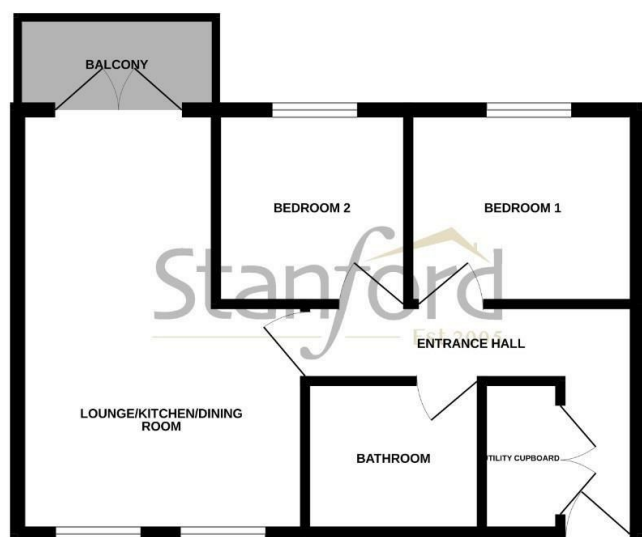
Service/Maintenance Charge: £1,840 Per Annum

## OTHER INFORMATION:

LOCAL COUNCIL: Southampton City Council

COUNCIL TAX BAND: Band B

GROUND FLOOR



While every effort has been made to ensure the accuracy of the description contained here, measurements of floors, rooms, areas and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 operation or efficiency can be given. Made with SketchUp 2020.12.04

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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



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

