

# FOR SALE

## FLAT 14A

# £135,000



**M**

**FLAT 14a**

Hanover Buildings  
The Strand, Southampton  
SO14 1AE

**M** **M<sup>Core</sup>**  
LCP UK

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### OVERVIEW

- Ideal investment opportunity or first-time purchase
- Currently tenanted, generating £950 PCM
- Well-presented first-floor apartment
- Private outdoor terrace
- Bright open-plan living and kitchen area
- Double bedroom
- Modern bathroom suite
- First-come, first-served parking available
- Offered with no forward chain

### DESCRIPTION

This contemporary first-floor apartment delivers stylish urban living, featuring a generously sized bedroom ideal for singles or couples. The interiors are bright and well presented, creating a fresh and welcoming atmosphere throughout. Maintained to a high standard, the property offers a comfortable, low-maintenance lifestyle well suited to modern living.

Well maintained throughout, it's ideal for buyers seeking a straightforward, affordable living space with everything close at hand. Excellent access to local amenities, transport links and city attractions further enhances its appeal.

### PRICE

£135,000

### TENURE

Leasehold

### EPC

EPC rating: D. Further information available on request

### COUNCIL TAX

Council Tax Band: B. Further information available on request



### LOCATION

The subject property is ideally positioned within Southampton city centre, offering immediate access to the city's key amenities and attractions. The location sits moments from Westquay Shopping Centre, providing a wide range of retail, dining and leisure options, while the historic Bargate and surrounding cultural landmarks are also close by.

Excellent transport connectivity further enhances the appeal, with Southampton Central and Southampton Airport Parkway stations within easy reach, alongside frequent local bus services nearby. The area is well suited to modern city living, with shops, restaurants, green spaces and everyday conveniences all accessible on foot, making it a highly convenient and sought-after setting for both residents and investors.

### LEGAL COSTS

Each party is responsible for their own legal costs in connection with the granting of a lease.

### IDENTITY CHECKS

In order to comply with AntiMoney Laundering Legislation, any purchaser will be required to provide identification documents. The required documents will be confirmed to and requested from the successful purchaser at the appropriate time.



# HANOVER BUILDINGS

# FLOOR PLAN



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\*\*Average data taken from research carried out between 7th to 13th February 2018, where cars parking at the centre were counted by an automated system. Number of visitors per car averaged at 2 per vehicle. The figure does not include visitors arriving on public transport or walking to the centre.

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