

FOR SALE

FLAT 15A

£170,000



M

FLAT 15a

Hanover Buildings
The Strand, Southampton
SO14 1AE

M **M^{Core}**
LCP UK

01384
400123

lcpgroup.co.uk





OVERVIEW

- Ideal investment opportunity or first-time purchase
- Currently tenanted, generating £1,000 PCM
- Well-presented first-floor apartment
- Private outdoor terrace
- Bright open-plan living and kitchen area
- Two well-proportioned bedrooms
- Modern bathroom suite
- First-come, first-served parking available
- Offered with no forward chain

DESCRIPTION

This well-presented first-floor apartment offers two bedrooms in a convenient and highly sought-after city centre location. Designed with modern living in mind, the property combines clean, contemporary interiors with a practical layout, creating a comfortable and easy-to-maintain home.

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

£170,000

TENURE

Leasehold

EPC

EPC rating: C. 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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