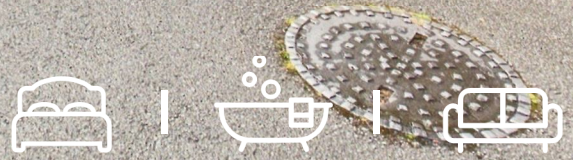




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Grosvenor Road, Southampton SO17



Offers In Excess Of £130,000

Situated in the heart of Southampton on the sought-after Grosvenor Road, this well-presented one-bedroom ground floor flat offers comfortable and convenient living, making it an ideal home for first-time buyers, professionals, couples, or investors.

The property features a bright and welcoming living room, providing an excellent space for both relaxing and entertaining. The kitchen is fitted with wall & base units. then the well-proportioned bedroom offers a peaceful retreat, while the modern bathroom is fitted with contemporary fixtures and fittings. The practical layout creates a comfortable and functional living environment throughout.

Perfectly positioned, the flat benefits from easy access to a wide range of local amenities, including shops, cafés, restaurants, and green spaces. Southampton City Centre, Southampton Common, and excellent transport links are all within easy reach, making this an ideal location for commuters and those looking to enjoy everything the city has to offer.

Offering a fantastic combination of location, comfort, and convenience, this attractive ground floor flat presents an excellent opportunity for owner-occupiers and investors alike.

Tenure: Leasehold

Lease Remaining: 127 Years Approx.

Service Charges: £1,636 Per Annum Approx. (Includes Building Insurance & Reserve Funds)

Current ground rent: £0 Peppercorn

Council Tax: A

KEY FEATURES

- One-bedroom ground floor flat
- Ideal for first-time buyers & Investors
 - Modern bathroom
- Fitted kitchen with storage cupboards
 - Spacious and bright living room
 - Generously sized double bedroom
- Convenient access to Southampton City Centre
 - Off road parking
 - Chain free





Kitchen / Living Area

2.41 x 1.69 m
7'10" x 5'6"

Bathroom

2.36 x 1.51 m
7'8" x 4'11"

Kitchen / Living Area

3.57 x 4.35 m
11'8" x 14'3"

3.09 x 3.64 m
10'1" x 11'11"

Terrace

1.10 x 1.16 m
3'7" x 3'9"

Hallway

2.38 x 0.89 m
7'9" x 2'11"



Approximate total area⁽¹⁾

37.7 m²
406 ft²

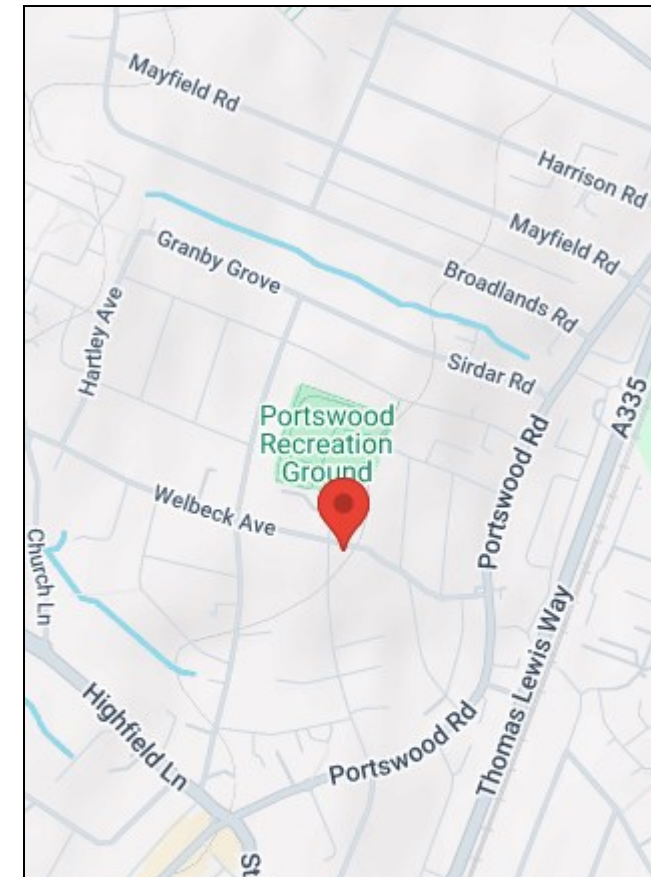
Balconies and terraces

1.3 m²
14 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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		
		78
	54	

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

EU Directive 2002/91/EC

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