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# Orchard Place, Southampton, SO14

## Auction Guide £125,000



**\*\*Attention Investors\*\***

For sale by Modern Method of Auction.

Situated on the first floor, this is a well presented two bedroom west facing apartment located 0.7mi from Town Quay and 0.1mi from Oxford Street.

The property is accessed via secure communal entry and lift.

There is a modern bathroom & kitchen with integrated oven and hob.

The shape of the living and dining space allows for a home office set up, and access to the westerly facing balcony.

The main and second bedroom both contain fitted wardrobes and a double glazed window.

This apartment also has access to the communal roof terrace, which provides great views out over the city.

Orchard Place was constructed in 2005 and is situated 0.3 miles away from Southampton city centre which offers an array of amenities on its doorstep some of which include: Restaurants, Bars, Hair salons, Coffee shops, Telephone house surgery, Convenience store and Queens Park. The location also benefits from easy access onto a local bus routes to travel the remaining city.

Tenants in situ until 29th August 2025 paying £1,200pcm

SERVICE CHARGE: £2,076 Per Annum Approx.

LEASE YEARS: 104

COUNCIL TAX BAND : C

### GROUND RENT:

£225 PA for the first 25 years

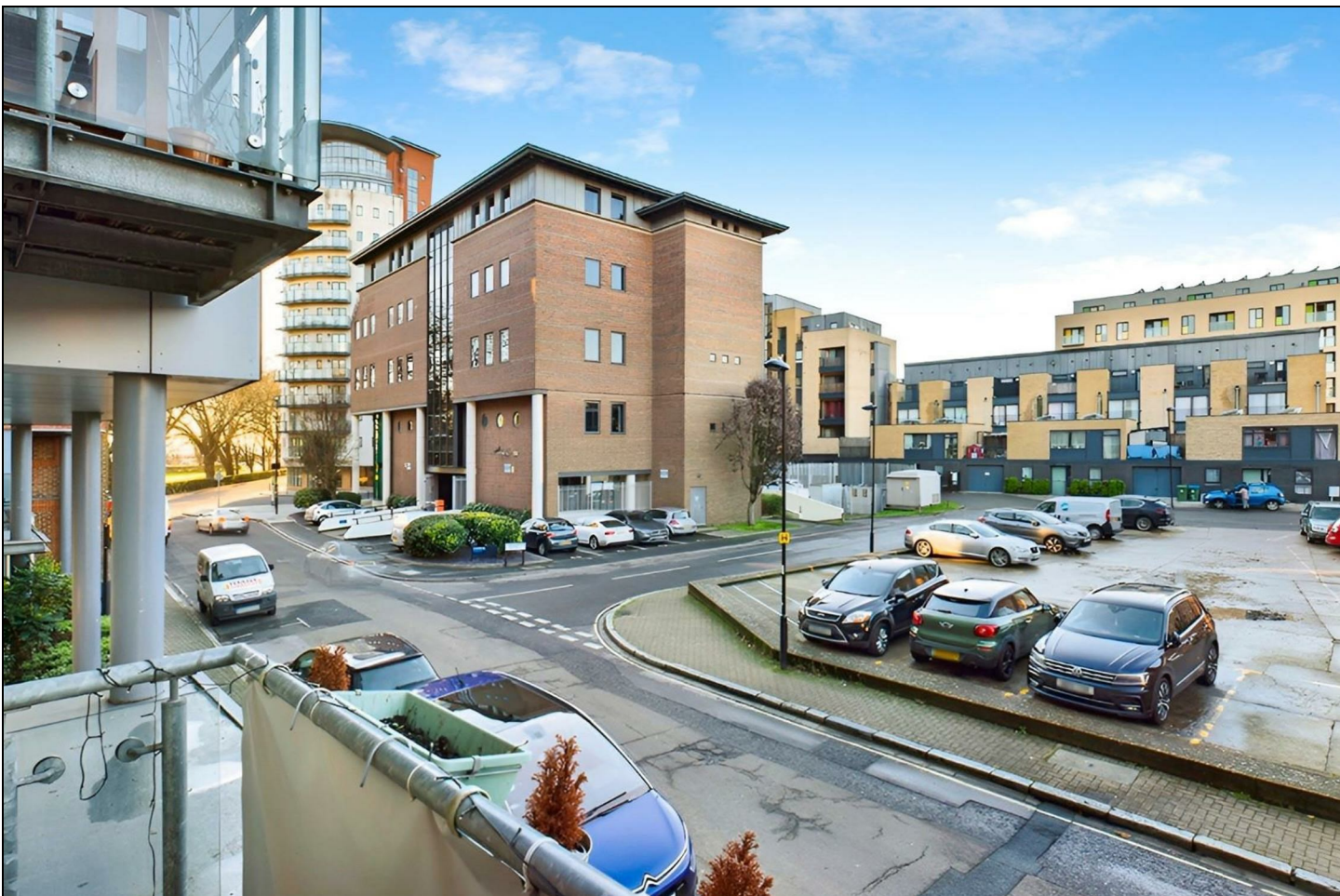
£450 PA for the next 25 years

£900 PA for the next 25 years

£1,800 PA for the next 25 years

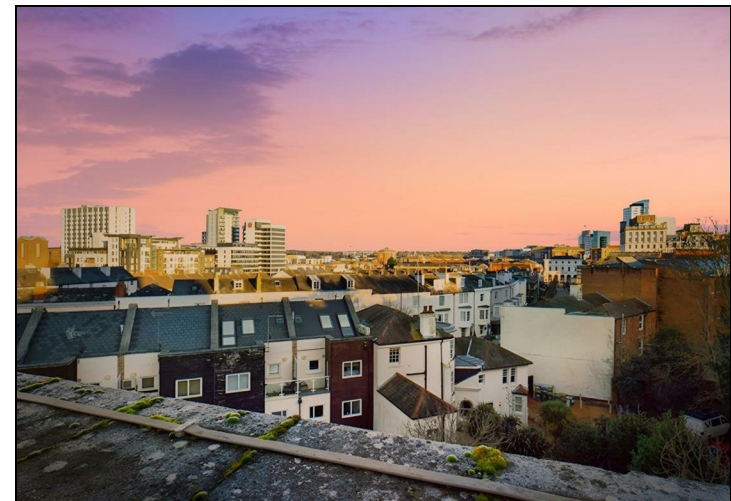
£3,600 PA for the remainder of the term





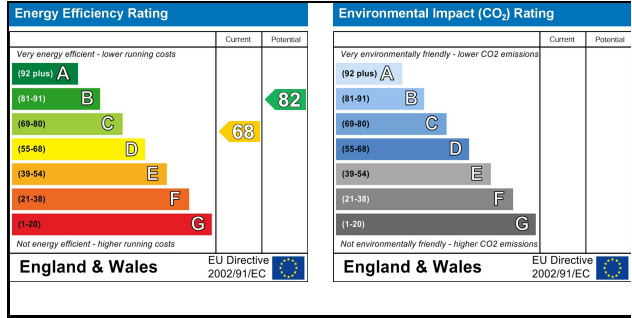
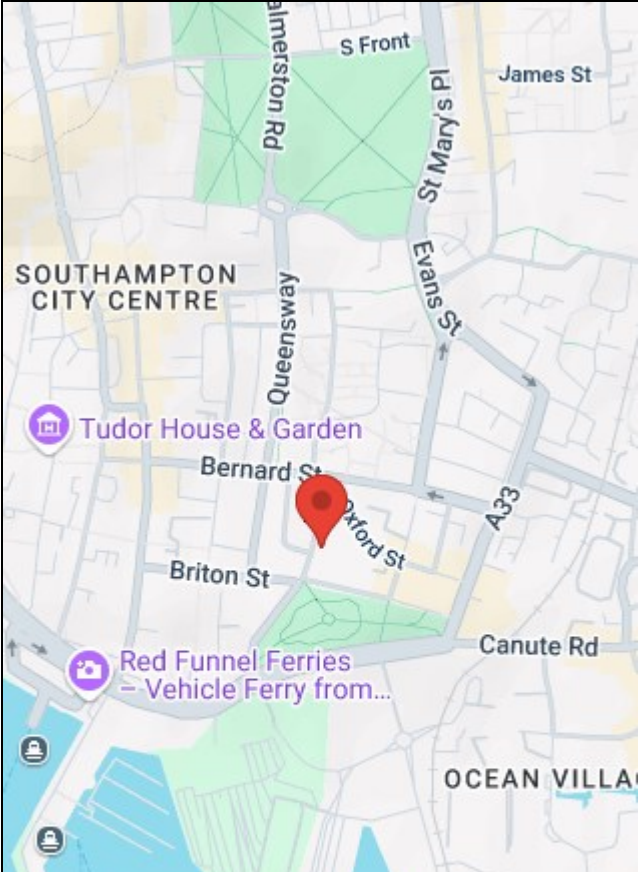
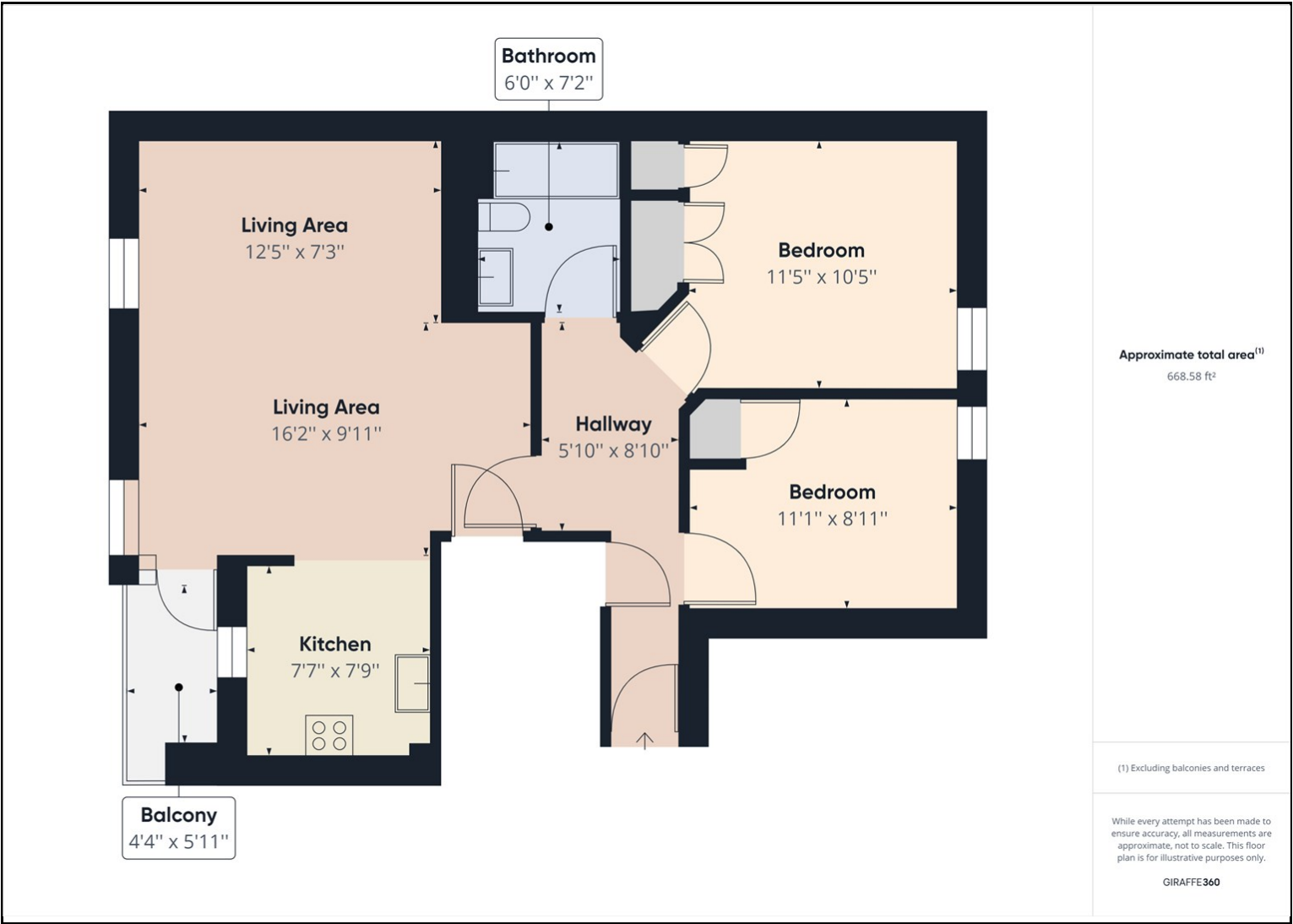
## KEY FEATURES

- For Sale by Modern Auction – T & C's apply
  - Subject to Reserve Price
  - Buyers fees apply
- The Modern Method of Auction
  - West Facing Balcony
  - Open Plan Living
  - Fitted Kitchen
- Well-Appointed Bathroom
- Communal Roof Terrace
- Investment Opportunity









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