



HUNTERS[®]
HERE TO GET *you* THERE

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Castle Way, Southampton

Guide Price £200,000



**** NO CHAIN ****

Located in Castle Way, central Southampton, this delightful flat offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a serene living space. The flat features a spacious (15'6" x 15'9") reception room, providing an inviting area for relaxation and entertaining guests.

The property boasts two modern bathrooms, ensuring that morning routines are both efficient and comfortable. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout.

Situated in a desirable location, residents will benefit from easy access to local amenities, including shops, parks, and public transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility.

We Understand that our client has already paid 6 months of service charge. Therefore, the next due date is

Tenure Type: Leasehold

Years remaining on lease: 107 Years Approx.

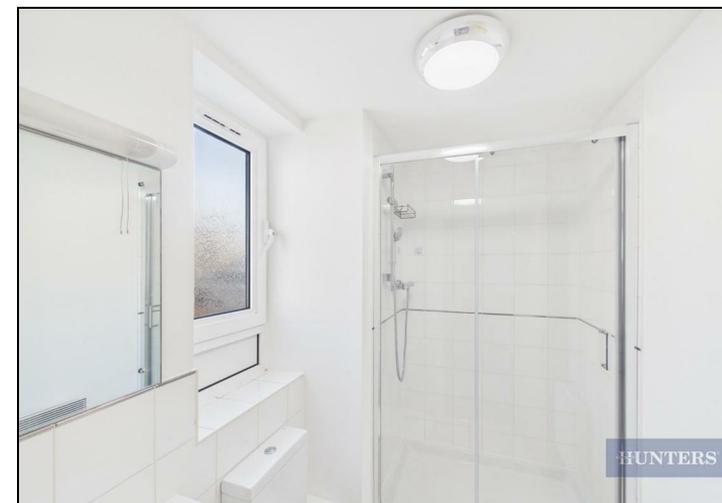
Service Charge Amount: £2,449 per annum Approx.

Ground Rent Amount: £250 per annum.

Council Tax Banding: C

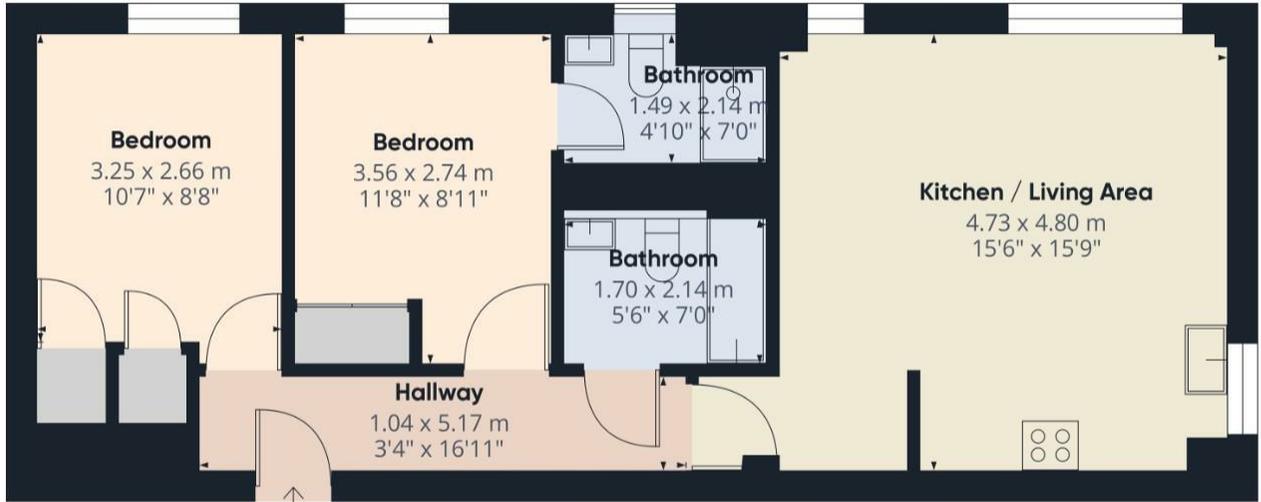
KEY FEATURES

- Two-bedroom flat
- Open plan living space
- Two bathrooms
- Local amenities
- White goods
- Modern kitchen
- Double bedrooms
- Electric heating
- Built in storage space





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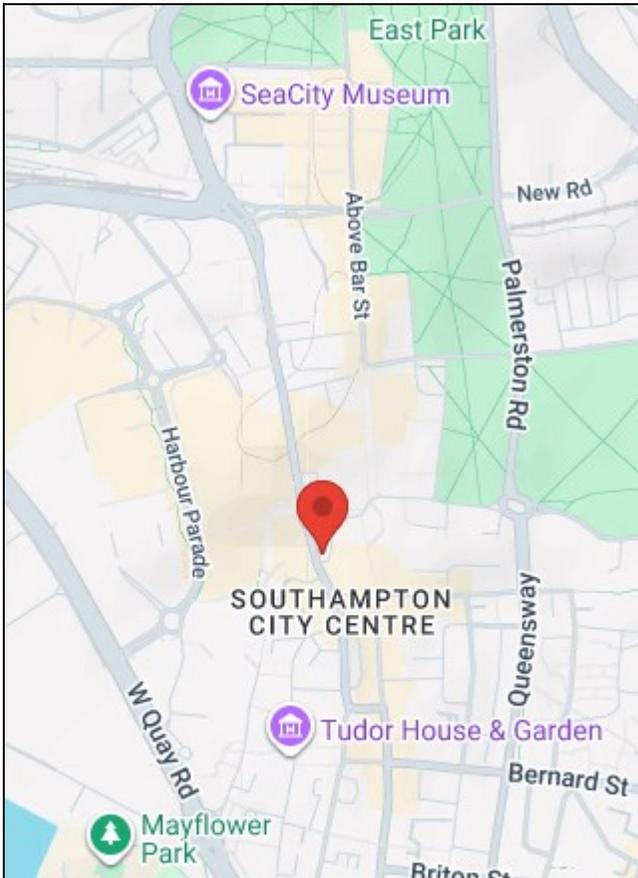


Approximate total area⁽¹⁾
56 m²
602 ft²

(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.

GIRAFFE360



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			
EU Directive 2002/91/EC		82	82

Environmental Impact (CO ₂) 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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