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Empress Heights, College Street, Southampton



Offers In Excess Of £234,000

Beautifully presented two-bedroom flat nestled in the well maintained Empress Heights development offering a modern living in a superb location. Boasting clean, contemporary interiors and a thoughtfully designed layout, this property is perfect for professionals, first-time buyers seeking a ready to move in home. This property also offers a great rental investment as we understand the current owners have been letting the apartment on AirBnB.

Located on higher floor, the flat opens into a welcoming entrance hallway with storage. The spacious open plan living and kitchen area is the heart of the home featuring large windows that flood the space with natural light, sleek wood effect flooring, and neutral décor. The modern kitchen is fitted with integrated appliances, ample cabinetry, and stylish countertops.

The property offers two generous double bedrooms, both finished to a high standard with plush carpets and built in wardrobes. The main bedroom benefits from a large window with a peaceful outlook, while the second bedroom provides flexible space perfect as a guest room, home office or nursery.

The bathroom is tastefully tiled and fitted with a full size bath with a shower attachment, a separate shower cubicle with sliding glass doors as well as a modern basin and WC.

Further benefits include; allocated parking, secure intercom entry, lift and stair access to all floors, communal garden and roof terrace.

Years remaining on lease: 113 Years approx.

Service charge: £3,200 per annum approx.

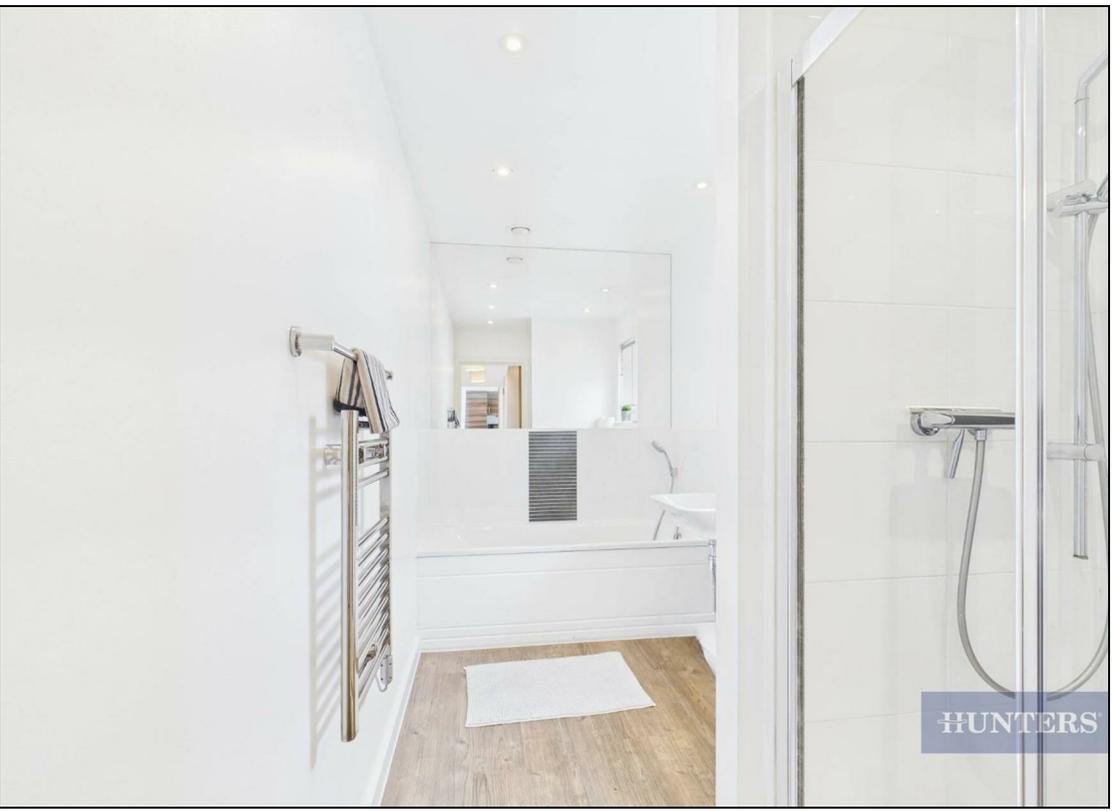
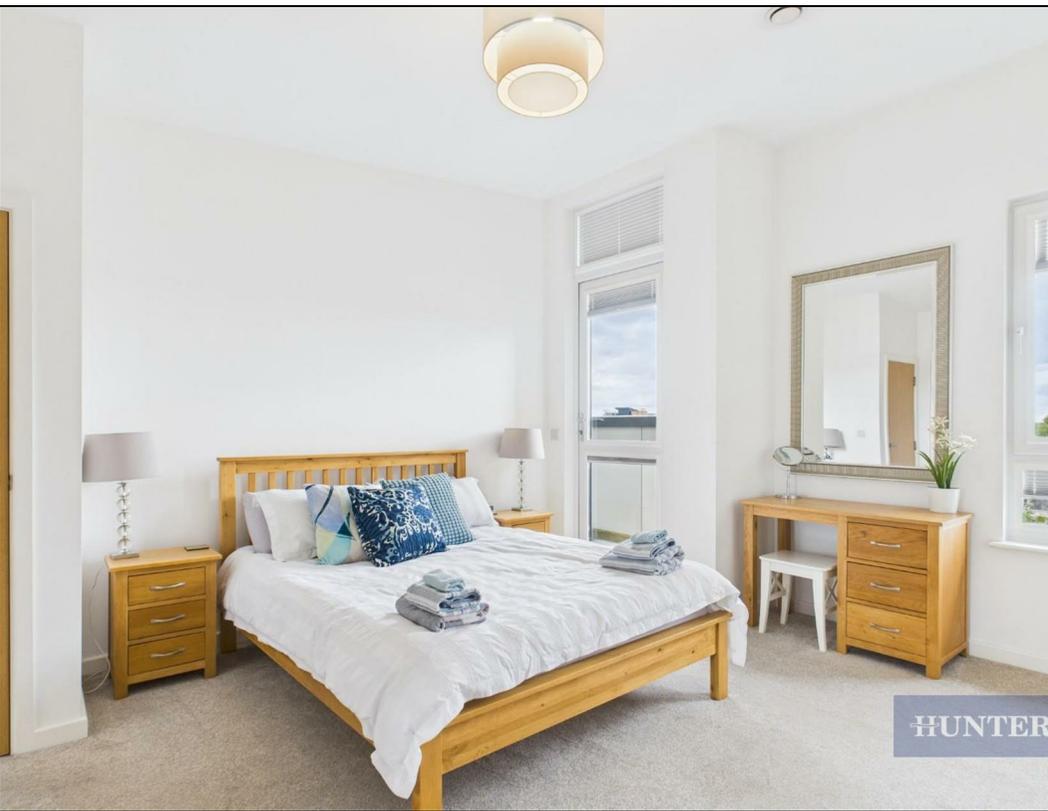
Ground Rent: £250 per annum approx. no increase for 113 years

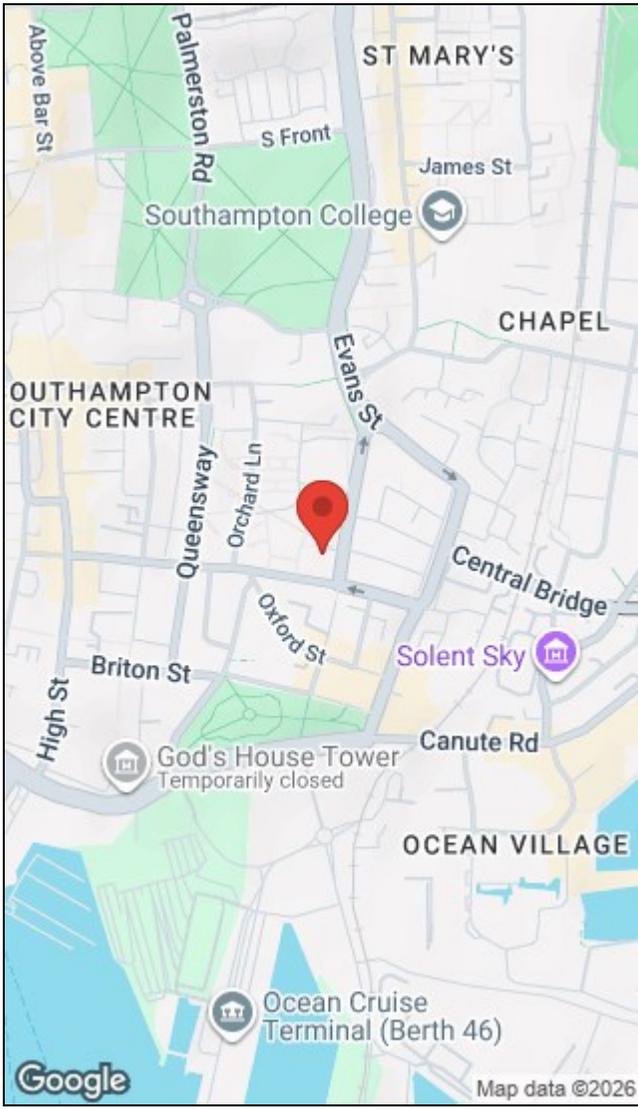
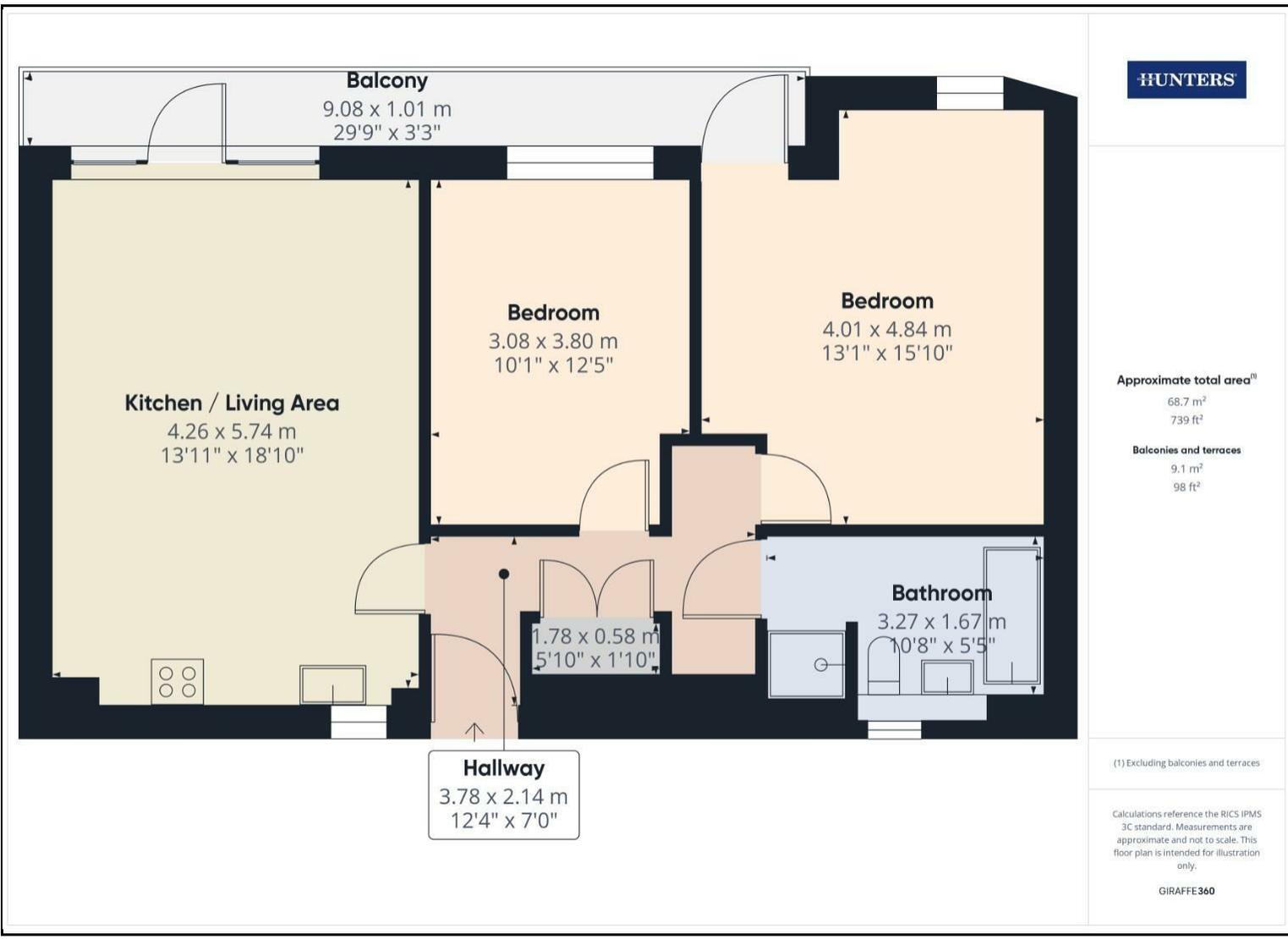
Council Tax band: A

KEY FEATURES

- Empress Heights
- No onward chain
- Open plan kitchen and living
- Balcony size (29'9" x 3'3")
- Two double bedrooms
- Built in wardrobes
- Ample storage cupboards
- Communal garden
- Allocated parking
 - Lift access







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
		71	
		79	
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720
southampton@hunters.com | www.hunters.com

