



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Flat 1 12 Athelstan Road, Southampton

Offers In Excess Of £110,000



Located in the popular area of Bitterne this one bedroom ground floor flat with direct access to the communal gardens offers a combination of comfort and convenience, making it an ideal home for first-time buyers and for Buy-To-Let investors alike.

This apartment enjoys a spacious open plan living area (21'6 x 10'10), providing the perfect space to relax or entertain. The bedroom offers a peaceful retreat, the bathroom is fitted with shower, WC, wash hand basin and a heating towel rail.

Conveniently located close to local shops, restaurants and excellent transport links, the property is well placed for easy access to Southampton City Centre and surrounding areas.

This property has both old and new photos from before the tenants moved in and while tenants are in-situ (due to vacant soon).

Tenure Type; Leasehold

Years remaining on lease: 116 Approx.

Service Charge Amount: £1,260 per annum Approx.

Ground Rent Amount: £60 per annum.

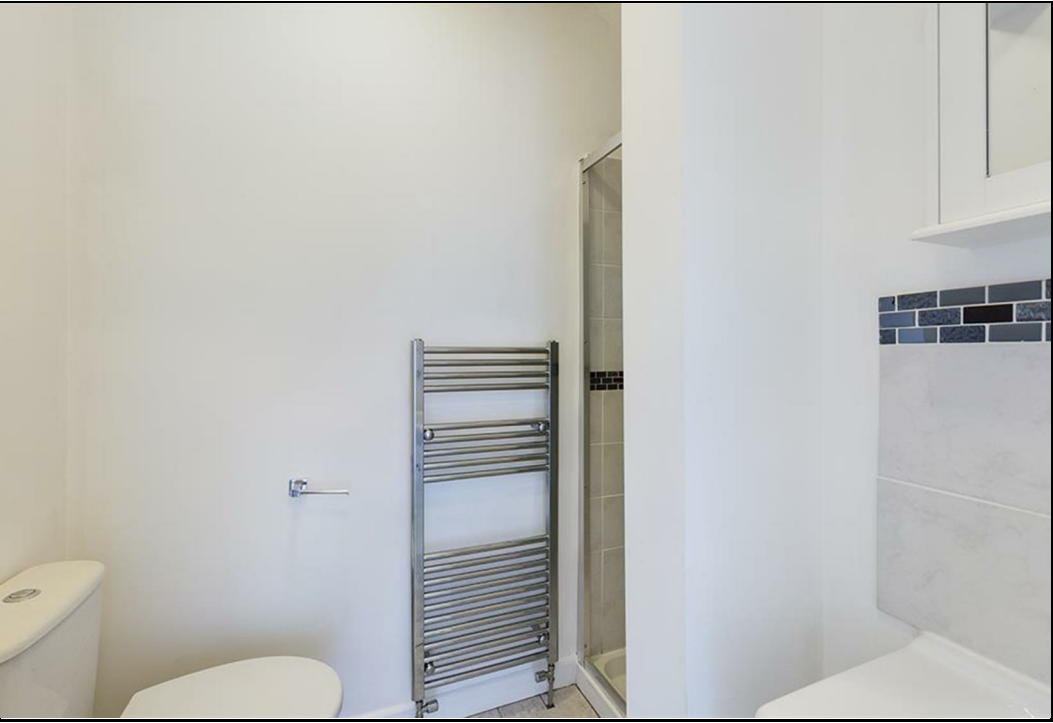
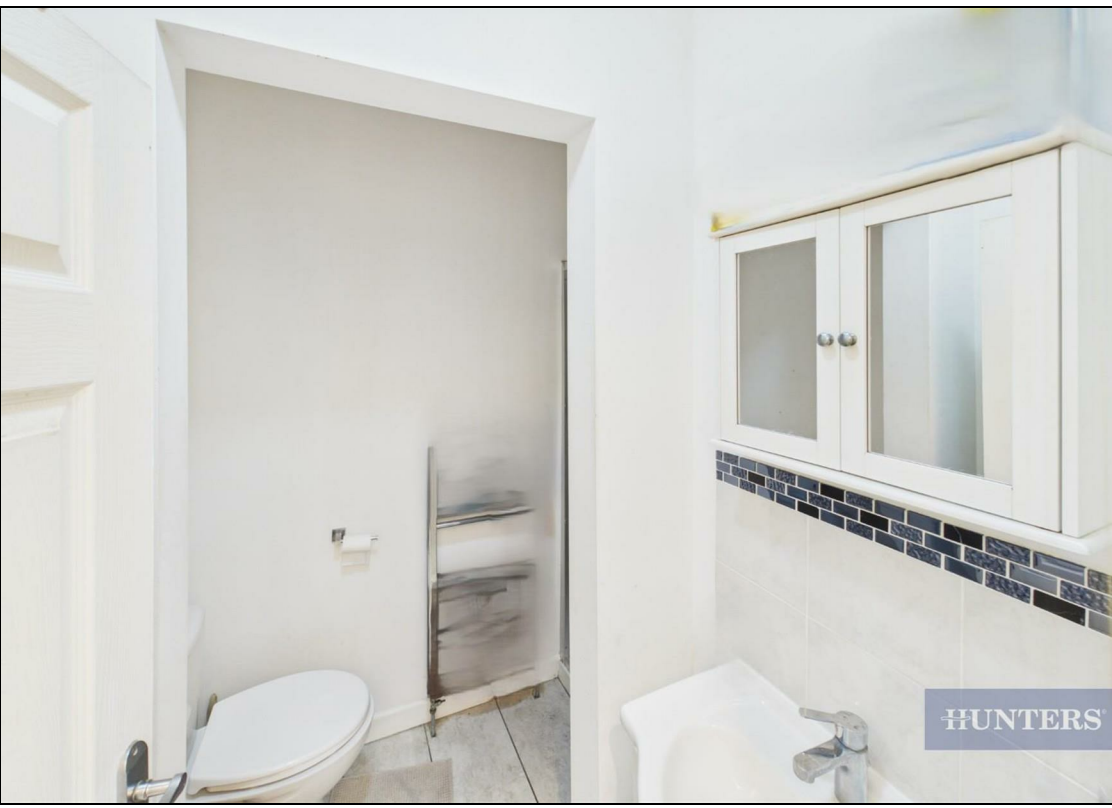
Council Tax Banding; A

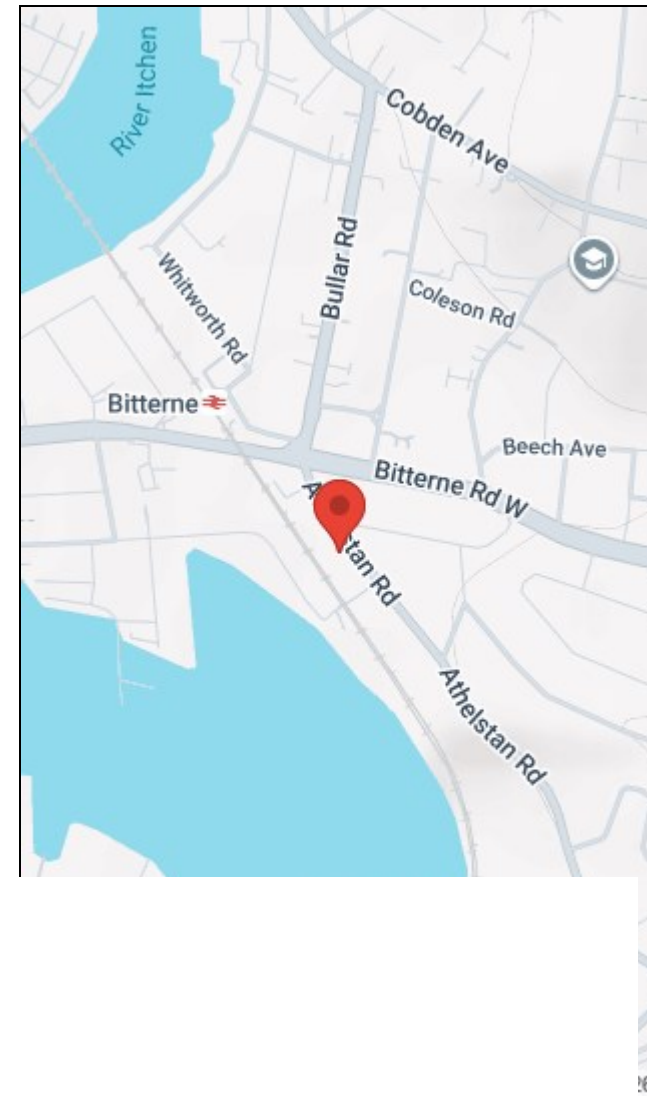
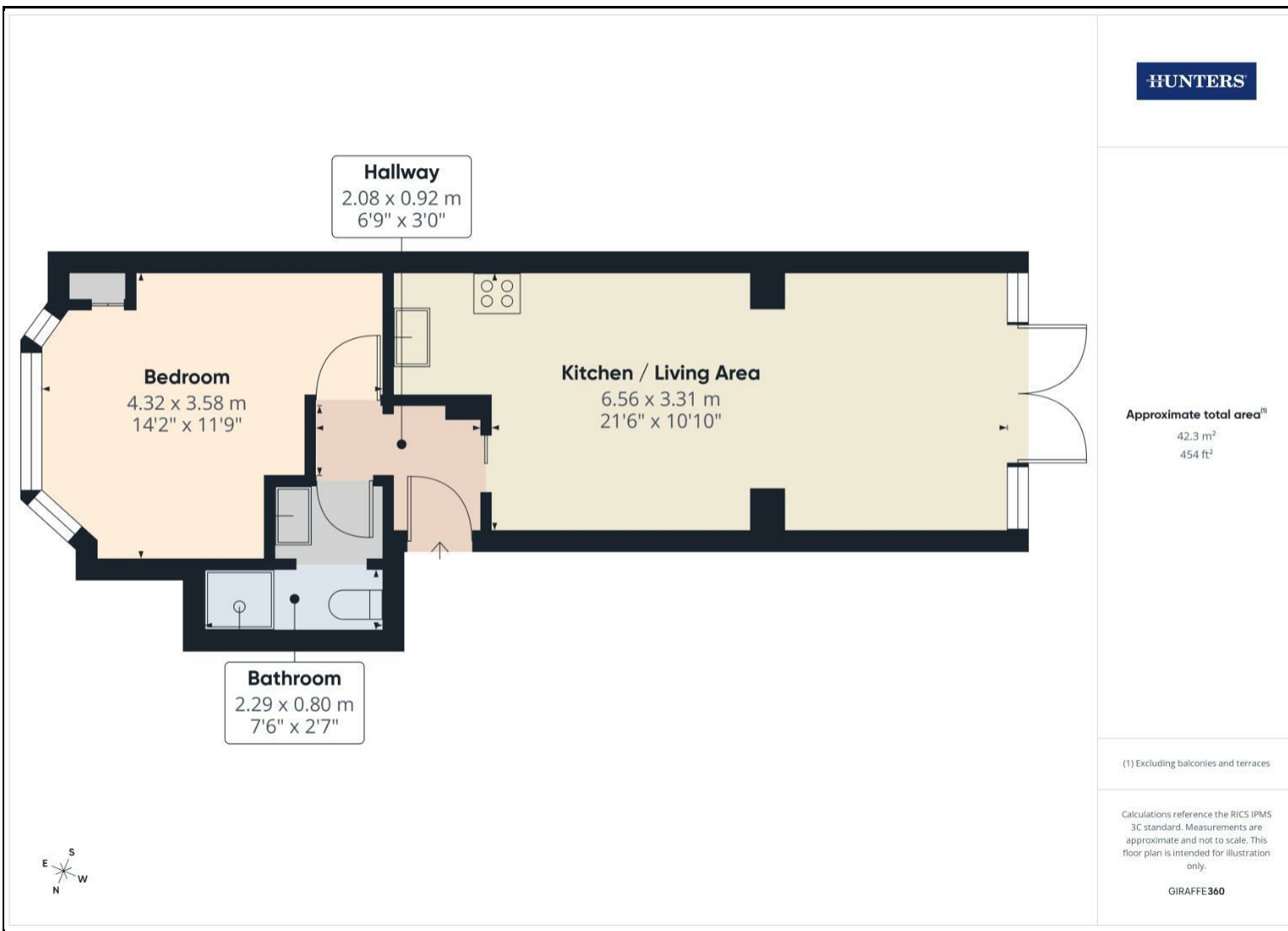


## KEY FEATURES

- ONE BEDROOM APARTMENT
- 21'6 x 10'10 OPEN PLAN LIVING ROOM/  
KITCHEN
- COMMUNAL GARDEN
- PARKING
- GROUND FLOOR
- GAS CENTRAL HEATING
- LOCAL AMENITIES NEARBY
- OPEN PLAN LIVING AND KITCHEN
- CLOSE TO BITTERN TOWN
- CLOSE TO SOUTHAMPTON CENTRAL







| Energy Efficiency Rating                                                                                                                                                                                                                                                       | Current | Potential | Environmental Impact (CO <sub>2</sub> ) Rating                                                                                                                                                                                                                                                                       | Current | Potential |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p> | 57      | 70        | <p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p> |         |           |
| <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                                                                                                           |         |           | <p><b>England &amp; Wales</b></p> <p>EU Directive<br/>2002/91/EC</p>                                                                                                                                                                                                                                                 |         |           |

38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address 27 Westfield Road, Lymington, Hampshire, England, SO41 3PZ | Registered Number: 06421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.