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 B

# Chapel Road, Southampton

Per Calendar Month £1,250 Per Calendar Month



\*\*\* FLAT TO BE REDECORATED AND RECARPETED THROUGHOUT PRIOR TO NEW TENANCY \*\*\*

Welcome to this delightful purpose-built flat located on Chapel Road in the vibrant city of Southampton. Spanning an impressive 721 square feet, this modern residence was constructed in 2005, offering a blend of contemporary living and comfort.

As you enter the flat, you will be greeted by a spacious and inviting layout that maximises natural light throughout. The open-plan living area provides an ideal space for relaxation and entertaining, while the well-appointed kitchen is perfect for those who enjoy cooking. The flat features generously sized bedrooms, ensuring ample space for rest and privacy.

Situated in a convenient location, this property benefits from easy access to local amenities, including shops, restaurants, and public transport links, making it an excellent choice for professionals and families alike. The surrounding area is known for its friendly community atmosphere and offers a variety of recreational activities, including parks and leisure facilities.

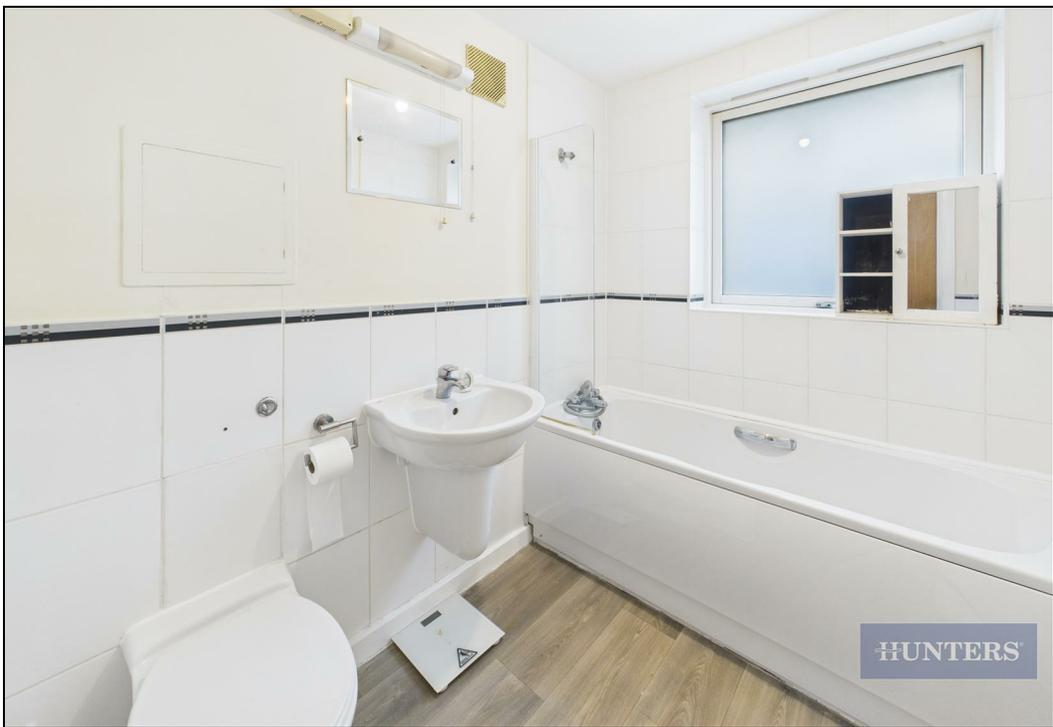
38 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987 720  
[southampton@hunters.com](mailto:southampton@hunters.com) | [www.hunters.com](http://www.hunters.com)



## KEY FEATURES

- Spacious two bedroom flat
- Built in 2005, modern design
- To be redecorated and recarpeted throughout
  - Located on Chapel Road
  - Close to Southampton amenities
  - Easy access to transport links
  - Bright and airy interiors
    - Secure entry system
    - EPC - B
- Viewing highly recommended





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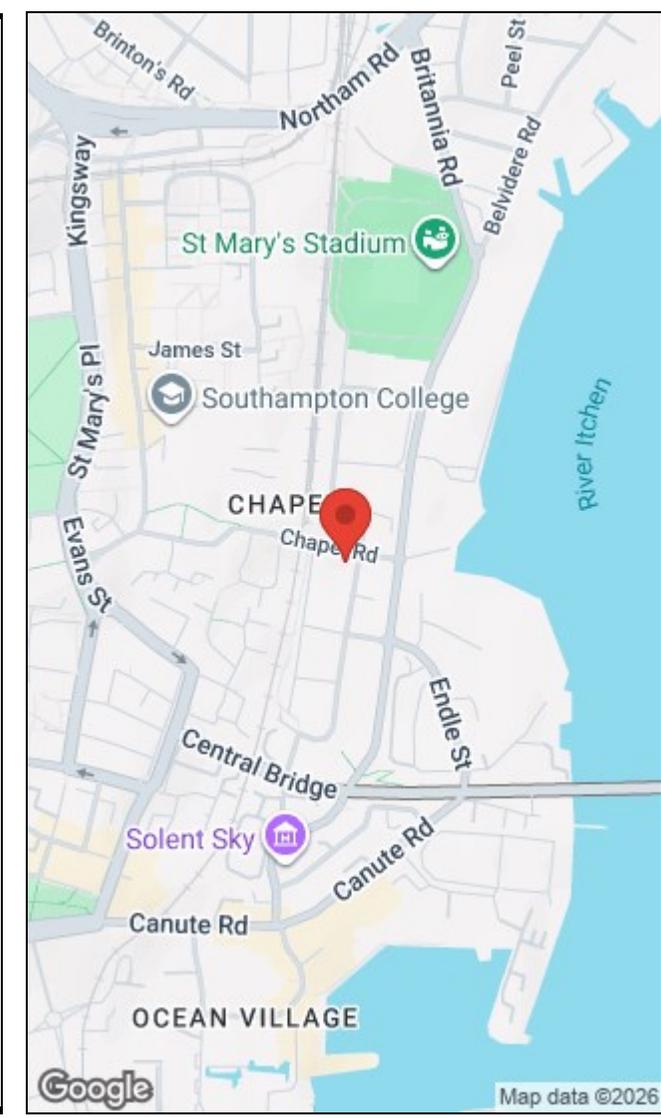
**Approximate total area<sup>m</sup>**  
61.2 m<sup>2</sup>  
658 ft<sup>2</sup>

**Balconies and terraces**  
3.4 m<sup>2</sup>  
37 ft<sup>2</sup>

(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		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>82</b>	<b>82</b>		
England & Wales	EU Directive 2002/91/EC		England & Wales
			EU Directive 2002/91/EC

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