

**AUTUMN PLACE**

**HUNTERS**<sup>®</sup>

HERE TO GET *you* THERE



# Autumn Place, Winn Road, SO17



## Offers In Excess Of £200,000

Offered with Share of Freehold and just over 990 years lease approx., this spacious two double bedroom second floor (no lift) apartment located in a quiet, well maintained block with beautiful gardens and bus stop right outside, benefits from a private garage and a generous living space in the sought-after area of Highfield and close to Southampton and Solent Universities. This area is steps from Southampton Common, with simple access to the city centre and Portswood High Street offering a wide selection of shops, bars and restaurants.

The property provides a bright accommodation, including an entrance hall with ample storage cupboards, a good size living room with Juliet balcony, a separate kitchen, and a three-piece bathroom.

Although offered with vacant possession, it has a rental potential of around £1,400pcm being very close to Southampton University. With a practical layout, and an interior neutrally decorated throughout, it's a blank canvas ready for personal touches.

With no forward chain, this property presents an excellent opportunity for first-time buyers and investors, or those looking to downsize in a popular and convenient area of Southampton.

Tenure: Share of Freehold

Lease: 999 Years From 4th July 2017 (over 990 years remaining approx.)

Service Charges: £1,390.20 pa. approx.

Ground Rent: Peppercorn

Council Tax: Band C. £1,153.57 pa.

NOTE: Photos were taken before the current tenancy. We understand the current tenant is due to vacate in March 2026.

## KEY FEATURES

- Walking distance to Southampton Common
  - Spacious two bedroom apartment
    - Located on Winn Road
    - Separate kitchen
  - Living room with Juliet balcony
  - Family bathroom and w/c
  - Private garage with new roof
    - Residents parking
    - Ample storage
    - Share of Freehold





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**Living Room**  
3.32 x 5.42 m  
10'10" x 17'9"

**Bedroom**  
2.72 x 3.67 m  
8'11" x 12'0"

**Bedroom**  
3.02 x 4.07 m  
9'10" x 13'4"

**Kitchen**  
4.01 x 2.13 m  
13'1" x 7'0"

**Bathroom**  
2.09 x 1.80 m  
6'10" x 5'10"

**Hallway**  
2.73 x 0.91 m  
8'11" x 2'11"

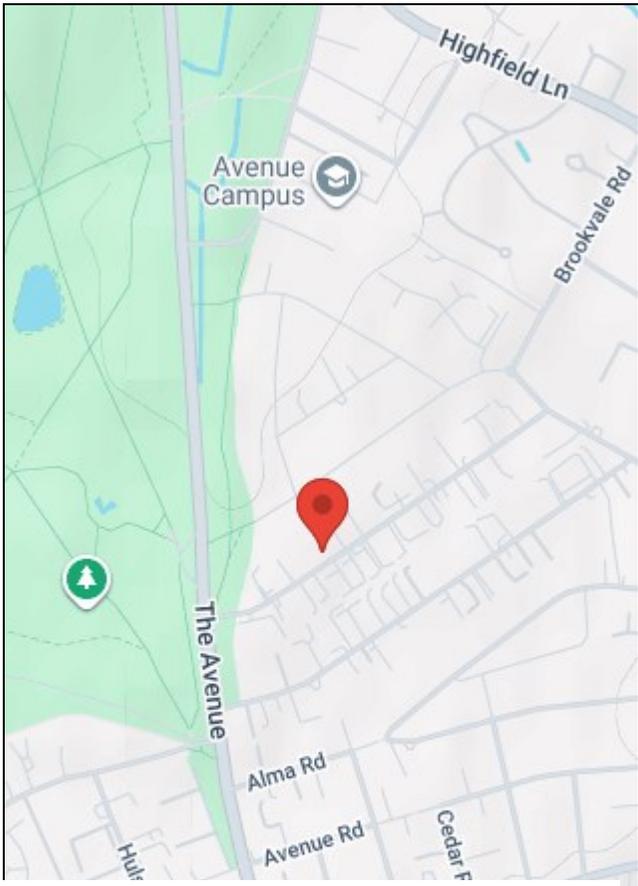
**Hallway**  
2.32 x 1.14 m  
7'7" x 3'9"

Approximate total area<sup>(1)</sup>  
61.2 m<sup>2</sup>  
660 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.

GIRAFFE 360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
EU Directive 2002/91/EC		

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

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