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Briarswood, Southampton

Offers In Excess Of £150,000



This charming two bedroom apartment is tucked away in a peaceful spot just off Winchester Road, offering excellent access to the General Hospital. Bright and airy, previously rented at £900pcm.

Upon entering, you are welcomed by a generous entrance hall that leads to all rooms. To the right, the lounge and dining area features an impressive three pane window, flooding the space with natural light and offering views of Shirley Pond Park. Through an archway, the kitchen provides ample space for all appliances and mirrors the lounge's scenic park views.

The main bedroom benefits from a built in storage unit, while a second bedroom and family bathroom complete the accommodation.

Other benefits include allocated and visitor parking and secure block entry.

Briarswood enjoys excellent connectivity via the M27 and local bus routes, ensuring easy commuting. The area also offers a wealth of amenities, including shops, cafés, restaurants, and the vibrant Shirley High Street, home to both independent and well known retailers.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 963 years remaining

Leasehold Annual Service Charge Amount £1577 p.a

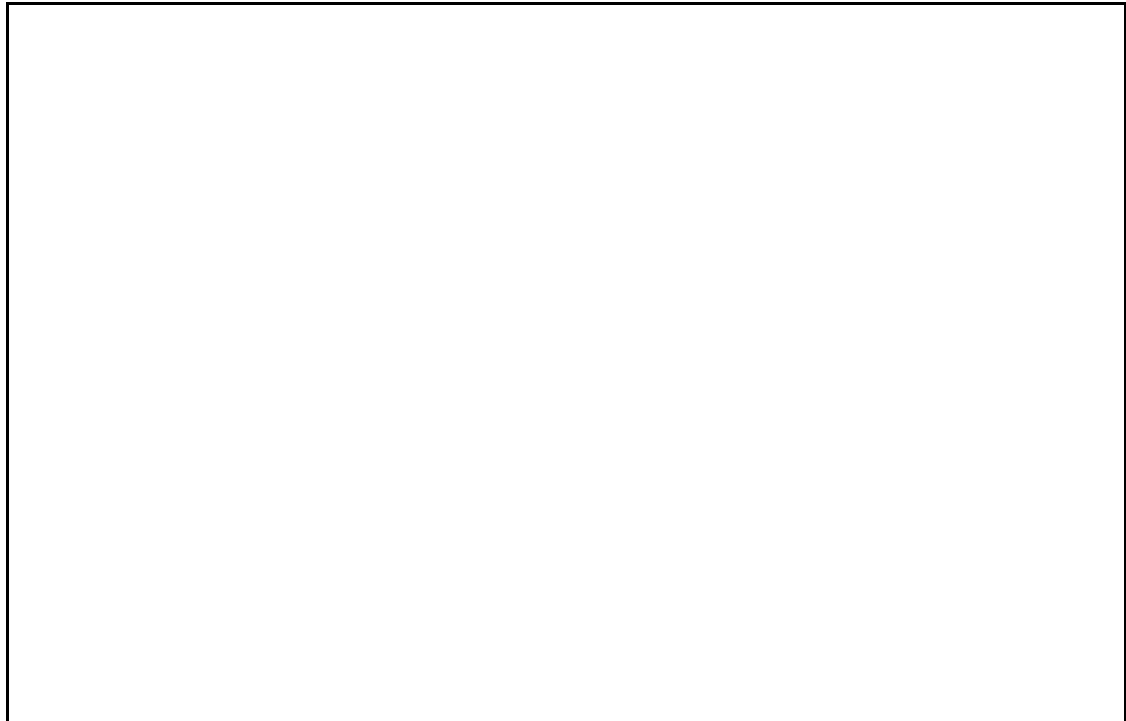
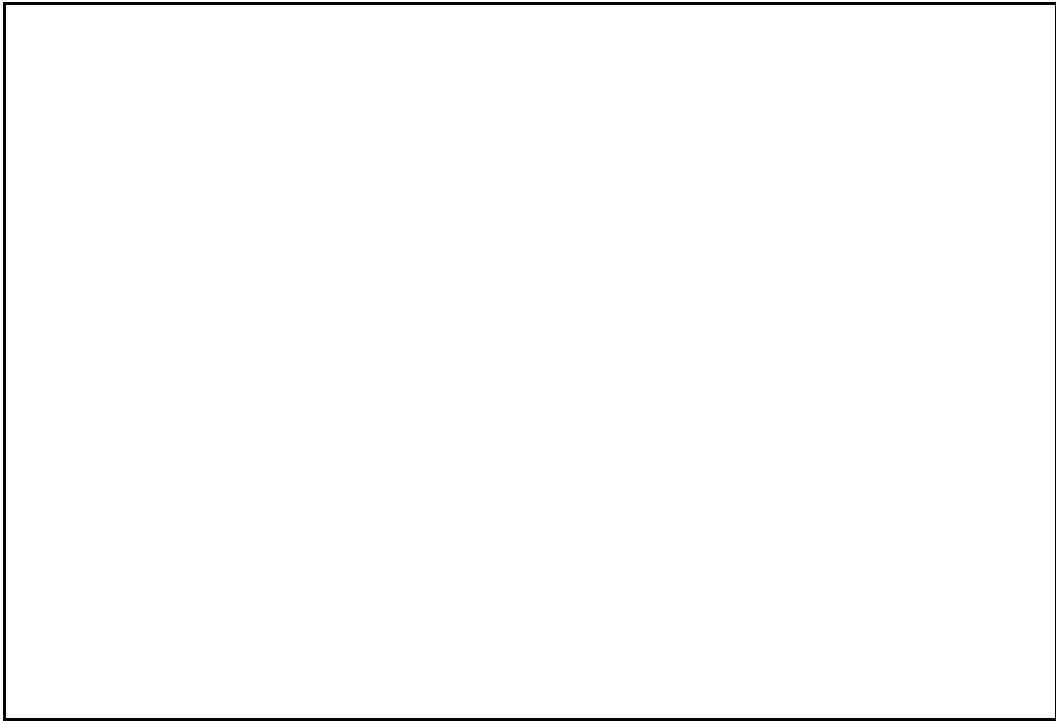
Leasehold Ground Rent Amount £50 p.a

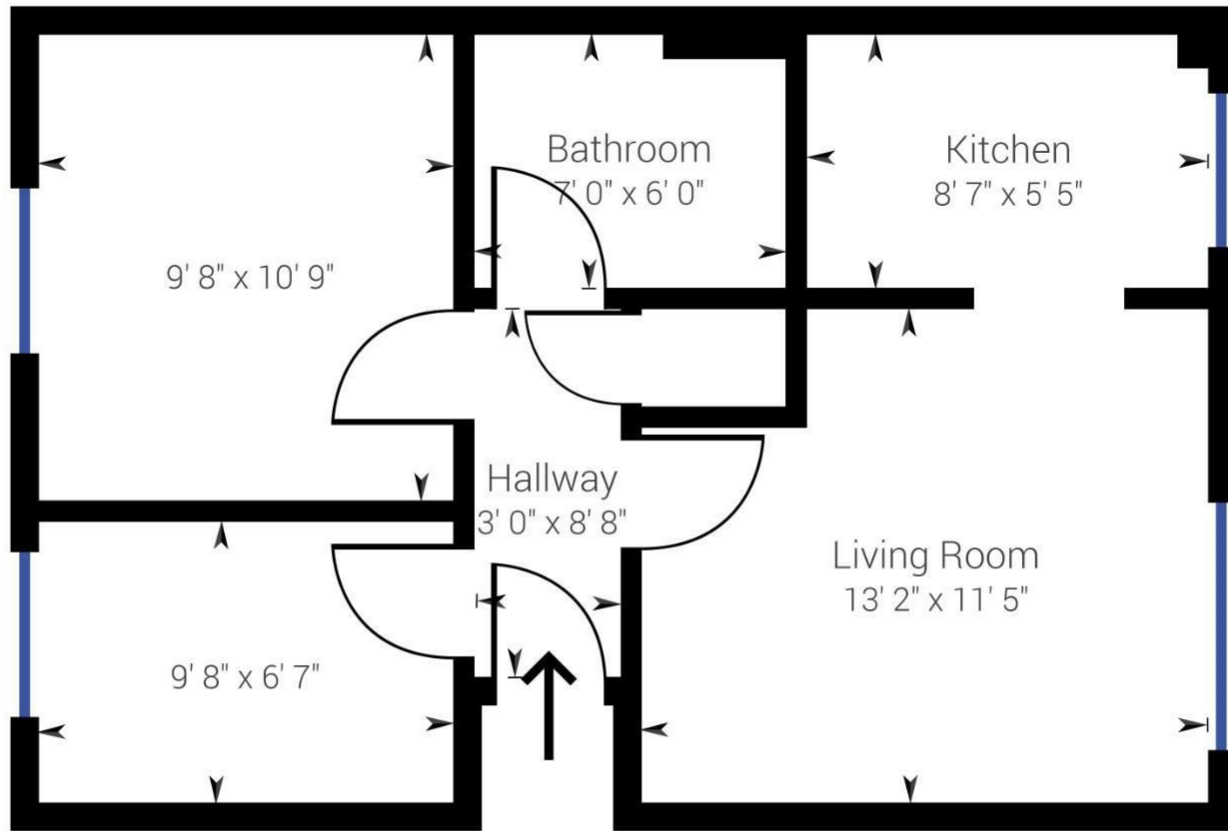
Council Tax Banding; B

KEY FEATURES

- Two bedroom apartment
- Peaceful, secluded location
- Tenants in situ currently achieving £900 pcm.
 - Bright, airy interior
 - Spacious lounge & dining
 - Kitchen with park views
- Main bedroom with storage
 - Family bathroom
- Allocated and visitor parking
- Excellent M3 / M27 connectivity

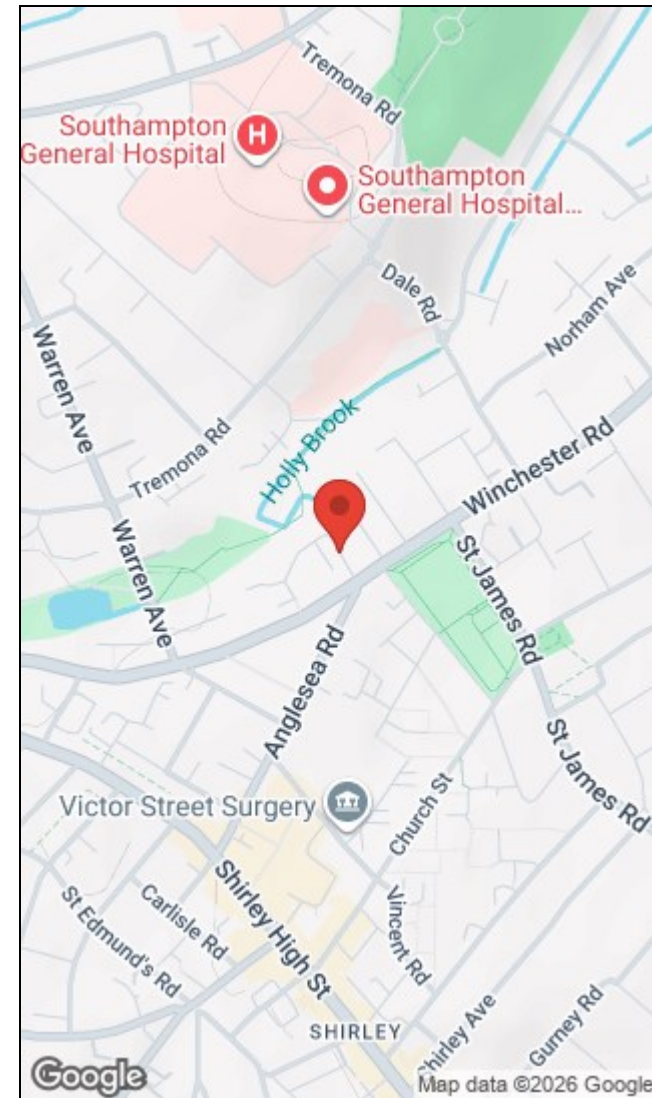






Approximate net internal area: 445.44 ft²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|--|---|
| | Current | Potential | |
| Very energy efficient - lower running costs (92 plus) A | | | Very environmentally friendly - lower CO ₂ emissions (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 | |
| | 60 | | |
| 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

