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# Kimber House, Southampton, Hampshire

## Offers In Excess Of £186,000



Kimber House is set in the area known as the French Quarter and the apartments set within are highly regarded for their spacious room sizes. Offering a little over 600 sq ft internally, the apartment comprises large reception area with access to the balcony which overlooks the courtyard of the development.

Two double bedrooms, principle bedroom with ensuite and a further family bathroom with shower over the bath.

Currently has tenants in situ and offered with no onward chain.

EWSI has a B2 rating, however, we understand most lenders are now lending on this property since works are booked to start within 12 months and costs related to fire safety remedial don't have to be paid for by the leaseholders. We have sighted the letter from the freeholder/managing agent confirming that they will be attending to fire safety remedial works (please request for a copy).

Lease: 110 Years Remaining Approx.

Service Charges : £2,100 per Annum Approx.

Ground Rent: £250 per annum approx. increase every 10 years.

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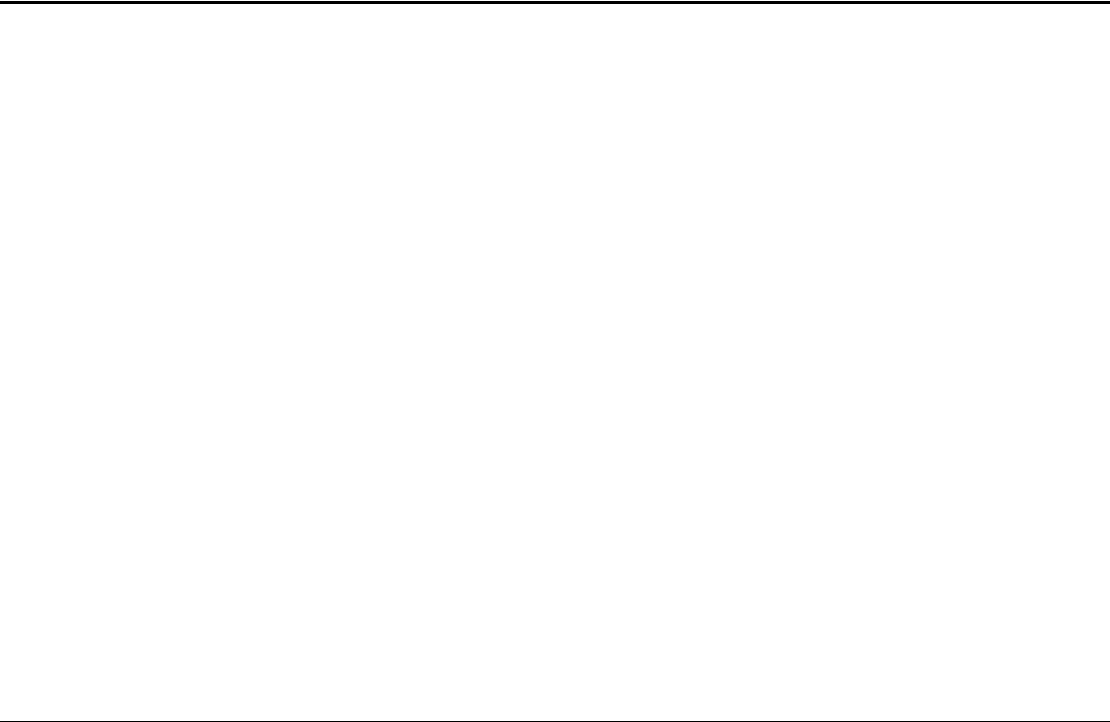


## KEY FEATURES

- City centre apartment
- Large reception room
  - Balcony
- Separate kitchen
- Two double bedrooms
- Principle with ensuite
  - Tenants in situ
  - No onward chain







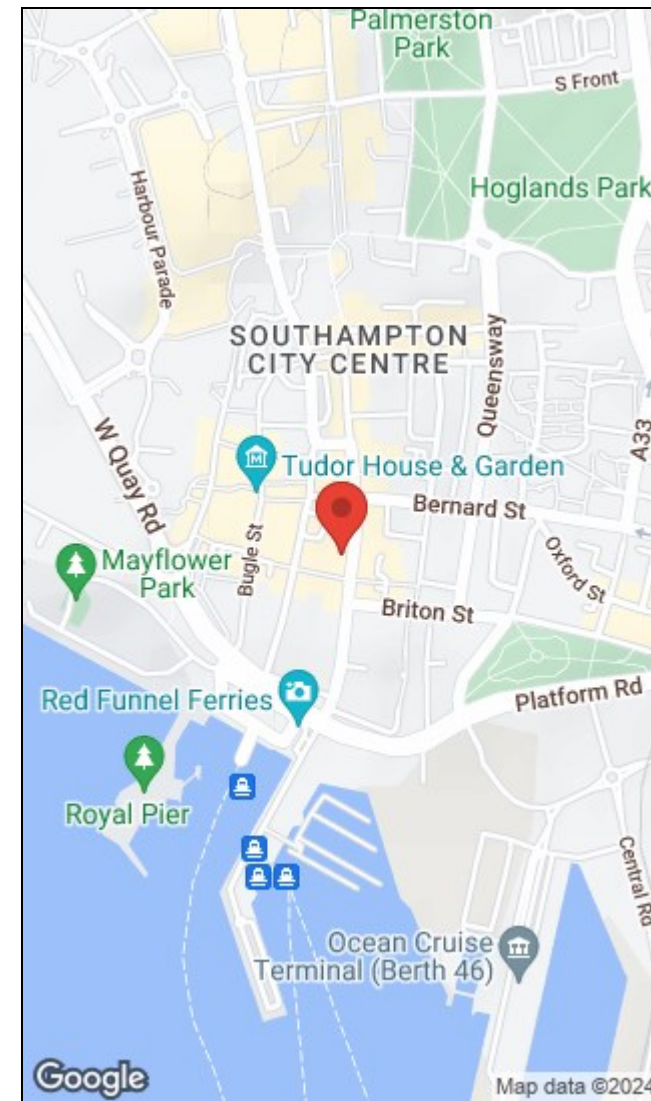


Approximate total area<sup>(1)</sup>  
613.57 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating                    |                         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|---|-------------------------|-----------|---|-------------------------|-----------|
|   | Current                 | Potential |   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                          |                         | <b>87</b> | (92 plus) <b>A</b>  |                         |           |
| (81-91) <b>B</b>                            |                         |           | (81-91) <b>B</b>  |                         |           |
| (69-80) <b>C</b>                            | <b>75</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 |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           | England & Wales   | EU Directive 2002/91/EC |           |

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