



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



# Darwin Road, Southampton, Hampshire

## Offers In Excess Of £65,000



**\*\*CASH BUYERS ONLY\*\*** Ideal investment opportunity, stylish top floor studio apartment, ideally located for access to the City Centre and Southampton Common.

The apartment on Darwin Road provides modern living accommodation, with a recently refurbished kitchen and shower room.

Further benefits include but not limited to entry phone system, parking and no onward chain.

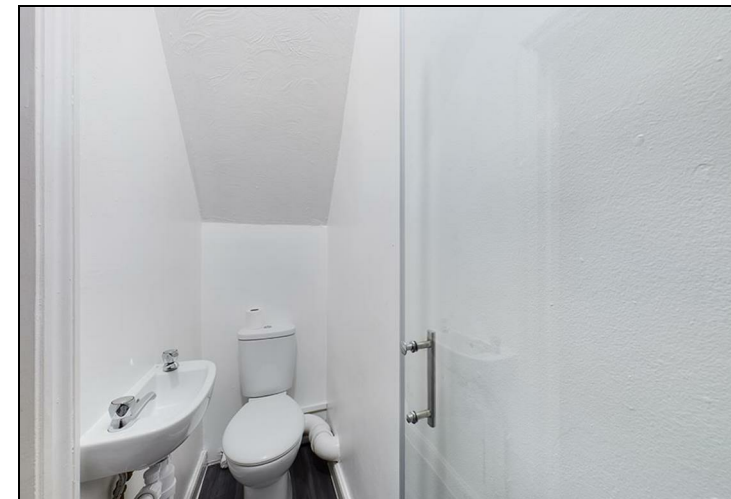
Please call Hunters Southampton on 02380 987720 for more information or to arrange a remote viewing.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com

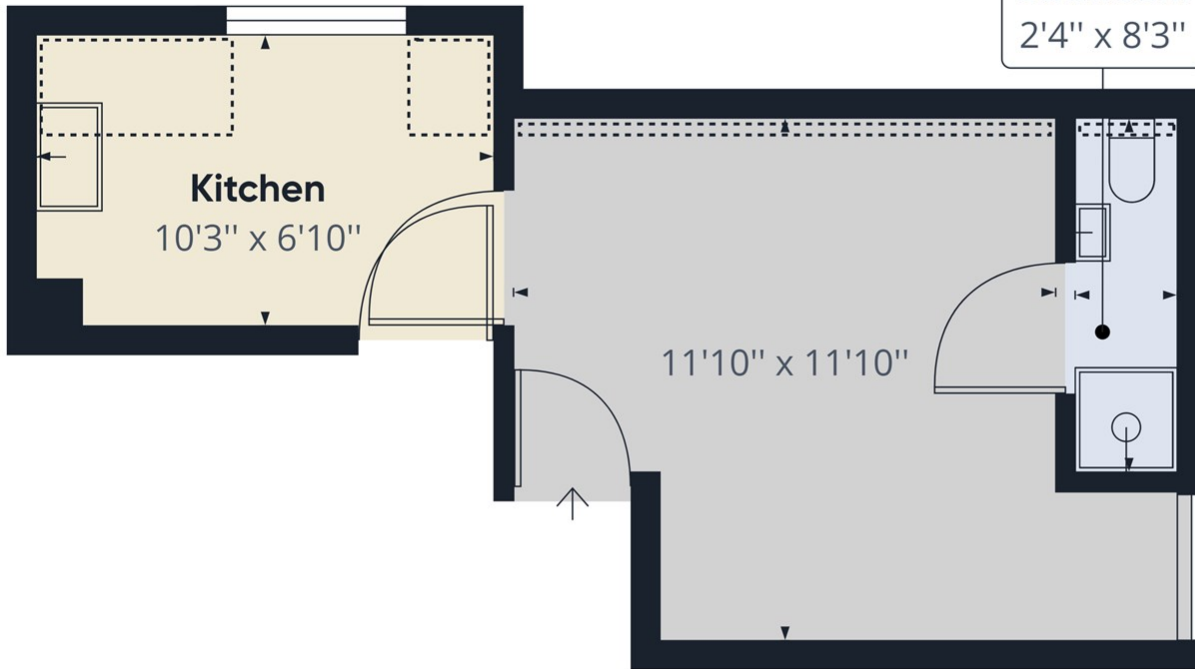


## KEY FEATURES

- Cash buyers only
- Ideal investment opportunity
- Top floor studio apartment
- Recently refurbished throughout
  - Entry phone system
    - Parking
  - No onward chain
  - AVAILABLE NOW
  - UNFURNISHED
  - TOP FLOOR







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

231.80 ft<sup>2</sup>

Reduced headroom

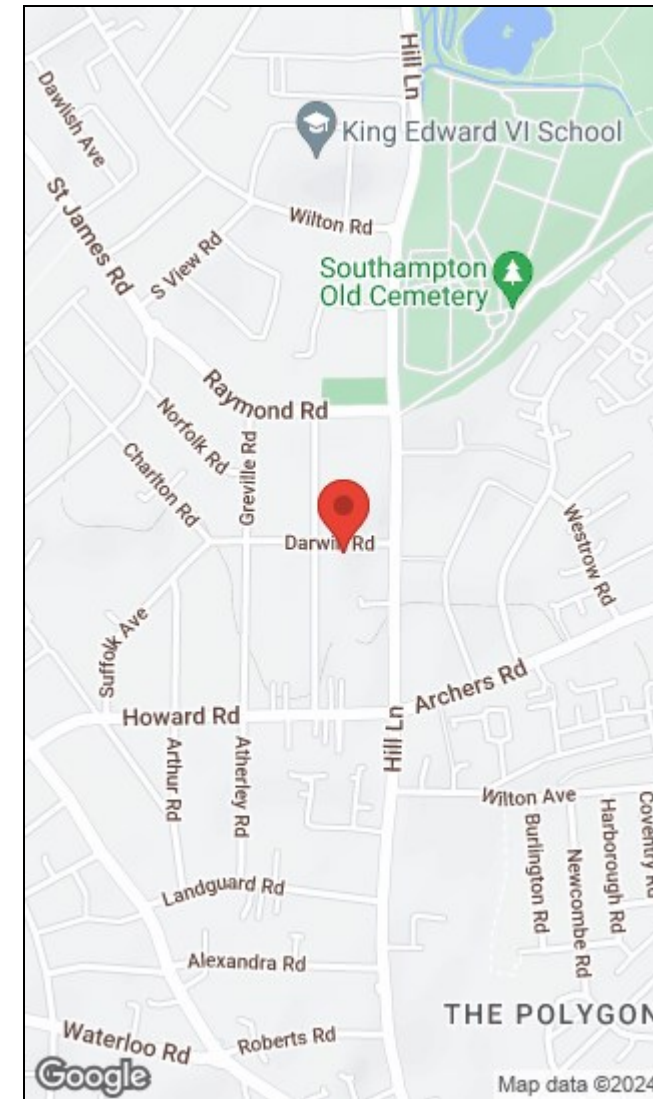
16.41 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
(below 1.5m/4.92ft)

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	
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>	47	47	(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>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com



This Hunters business is independently owned and operated by Clegg Properties Ltd | Registered Address: Frenchfield, 23 Solent Avenue, Lymington, Hampshire, SO41 3SD | Registered Number: 6421594 England and Wales | VAT No: 188 0548 76 with the written consent of Hunters Franchising Limited.