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# Guildhall Apartments, Park Walk, Southampton

## Offers In Excess Of £270,000



GUIDE PRICE £270,000 TO £280,000

This modern and spacious two bedroom apartment boasts a west facing balcony with panoramic views across Southampton's historic cityscape and partial glimpses of Southampton Water in the distance, making it a highly desirable place to call home. Ideally located in the heart of the city, the Guildhall Apartments were completed in 2016 and finished to an exceptional standard throughout.

As you enter, a bright and airy hallway sets the tone for the rest of the property. A large built-in cupboard houses the geothermal heating system and provides space for a washer and dryer, offering practical, concealed storage. To the right, the open-plan kitchen, living, and dining area is designed for modern living. The kitchen features sleek grey cabinetry, white countertops, and high-end integrated Miele appliances. The lounge extends onto a private balcony, perfectly positioned to enjoy sunsets and city views over Guildhall Square.

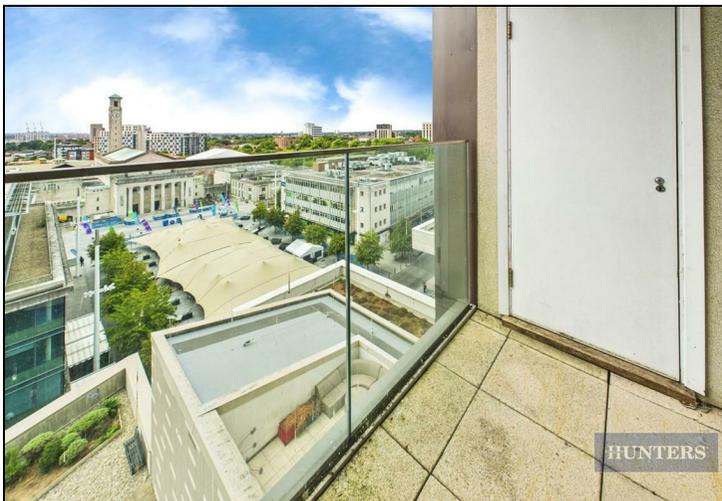
The main bedroom includes built-in storage and a contemporary en-suite with a walk-in shower and cleverly designed integrated storage. The second bedroom is generously sized, offering flexibility as a guest room, home office, or additional living space. A stylish family bathroom complements the space, also benefiting from excellent built-in storage. Every room enjoys the same west-facing aspect, filling the apartment with natural light and offering uninterrupted city views throughout.

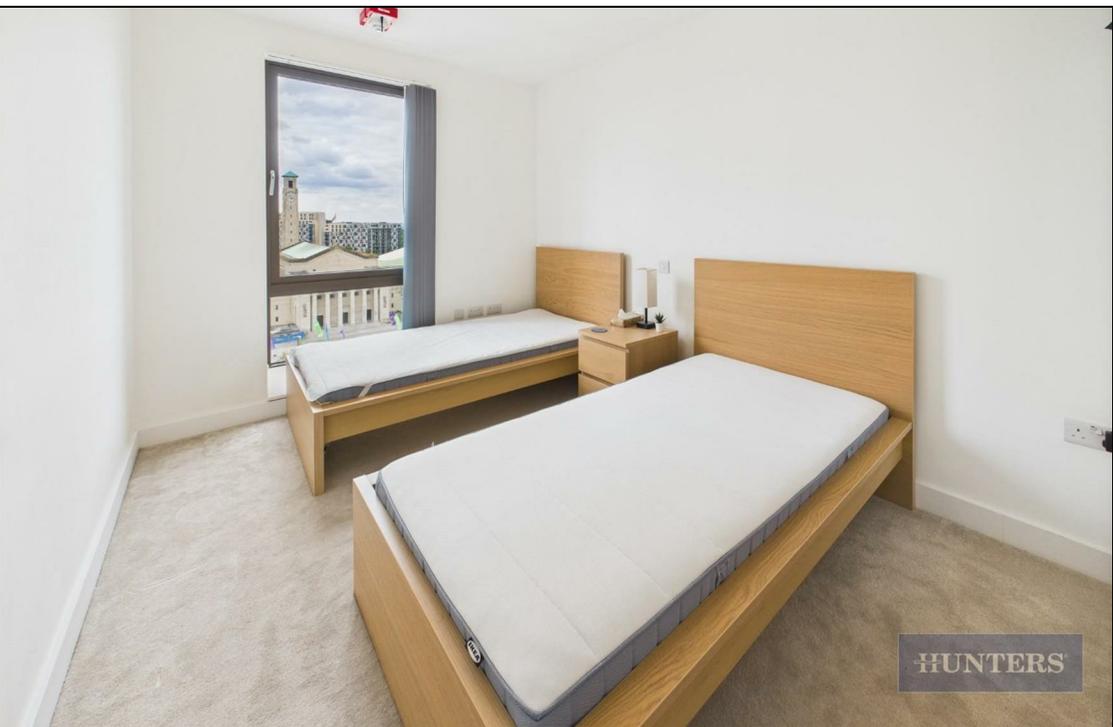
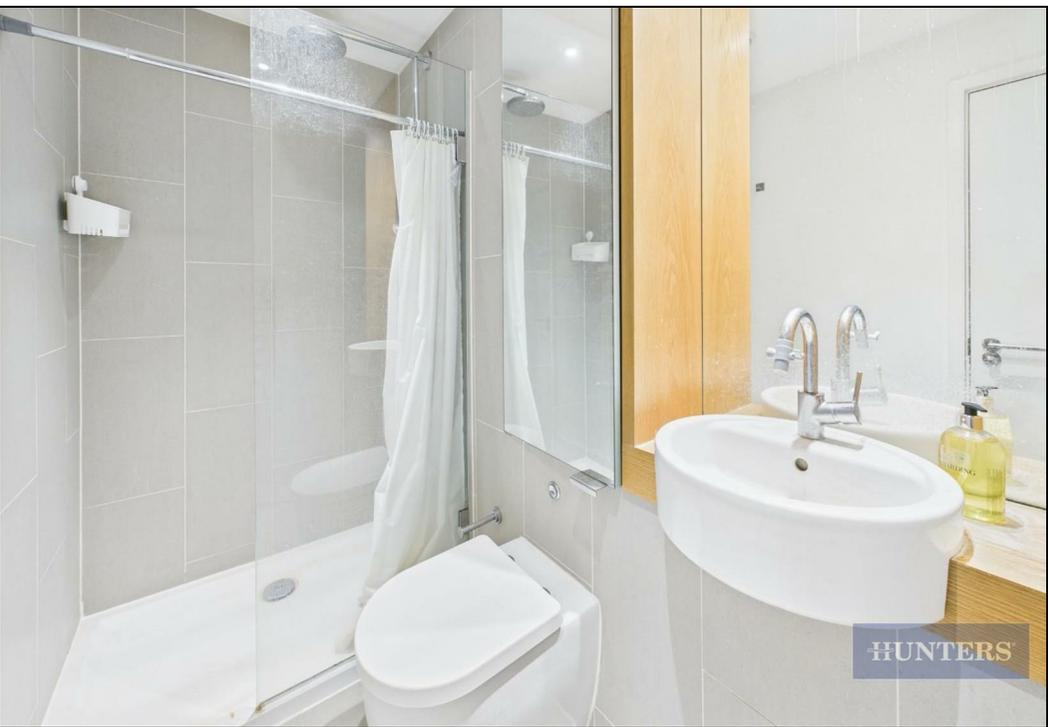
Further highlights include underfloor heating, double glazing, and access to a communal roof terrace. The property also benefits from a secure allocated parking space in the undercroft car park, which includes a car lift and secure cycle storage. Residents enjoy a well-maintained communal lobby with a secure entry system, lift and stair access to all floors, and on-site caretaker services.

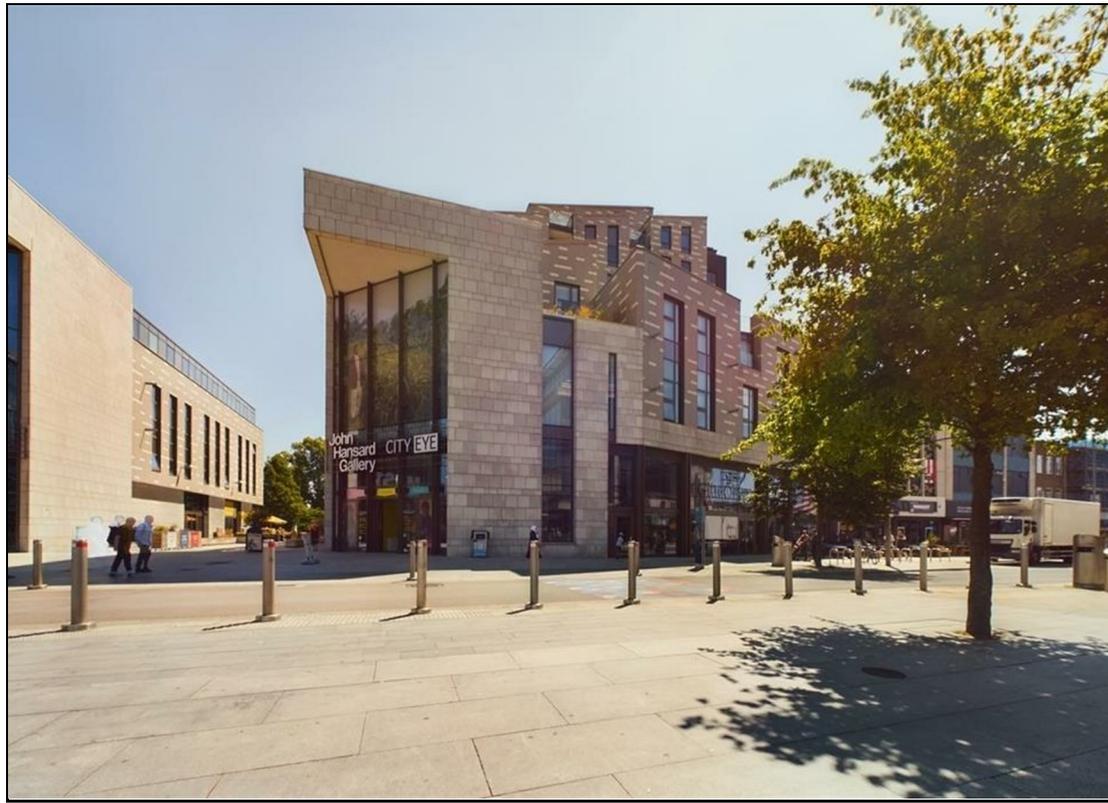
With tenant in situ, this apartment beautifully presented apartment also offer a good rental investment opportunity.

## KEY FEATURES

- West-facing balcony with panoramic city views
  - Prime city centre location
  - Open-plan living area
  - Bright and airy throughout
  - Spacious main bedroom with built-in storage
- Roof terrace, secure parking, cycle storage & on-site caretaker
  - Generous second bedroom
    - Underfloor heating
- Family bathroom with excellent integrated storage
  - Well-maintained building







#### Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; 116 approx.

Leasehold Annual Service Charge Amount £2,915 per annum approx.

Leasehold Ground Rent £250 per annum

Lease Ground Rent Car Park £100 per annum

Council Tax Banding; D

#### AML

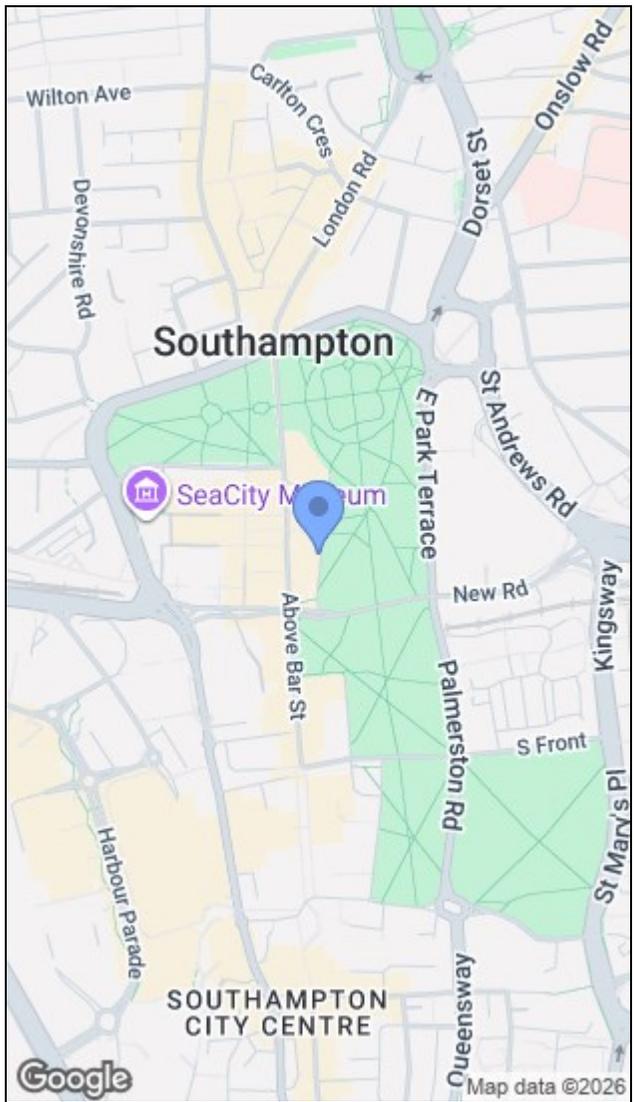
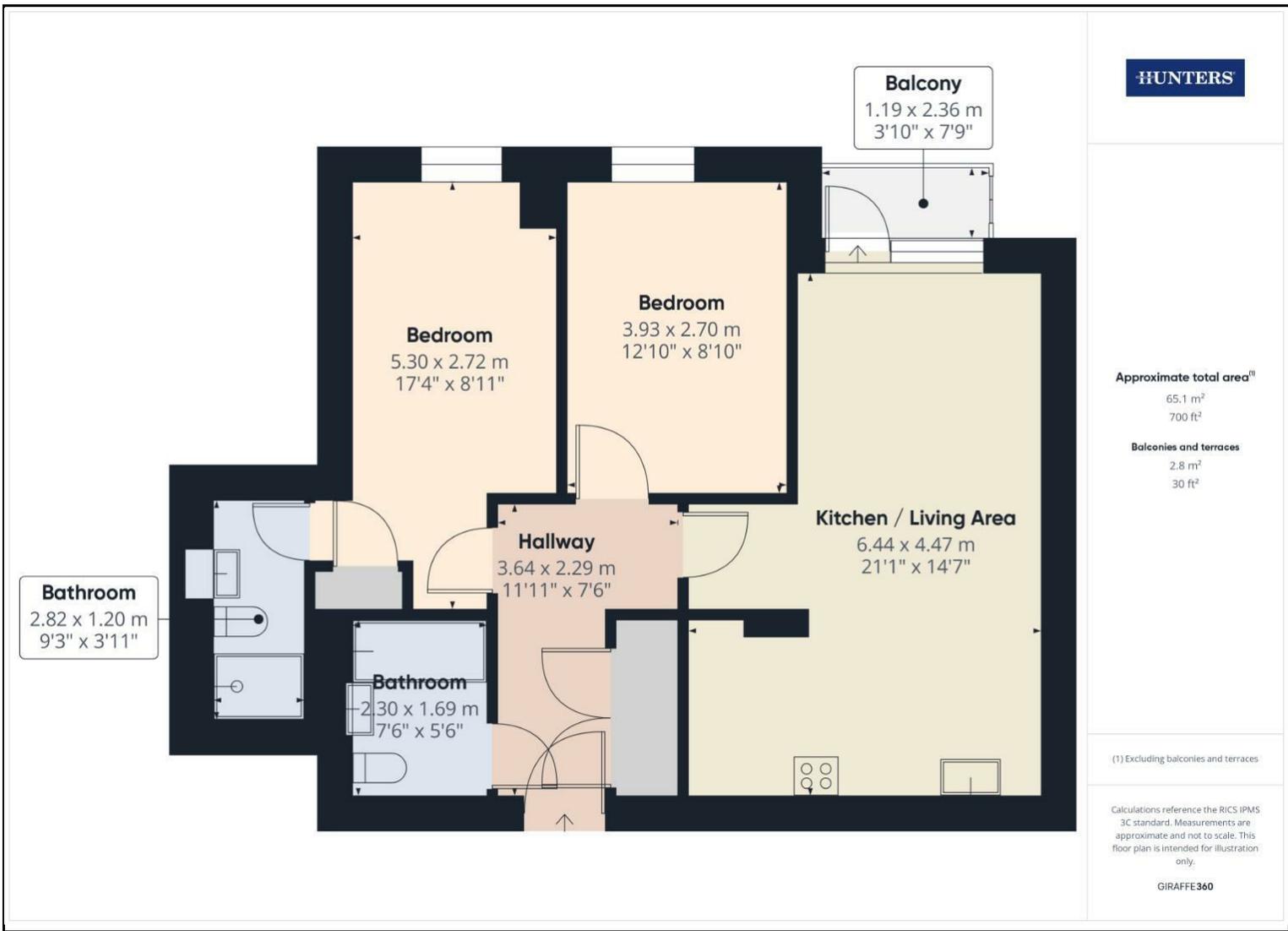
Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54 inc vat per person. This is a non-refundable fee.

These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



Energy Efficiency Rating	
	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	
Current: <b>85</b>	Potential: <b>85</b>
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
Current: <b>85</b>	Potential: <b>85</b>
EU Directive 2002/91/EC	

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