



**HUNTERS®**  
HERE TO GET *you* THERE



**HUNTERS®**

# St. Marys Place

## Asking Price £130,000



An ideal opportunity for first time buyers and investors.

This beautifully presented modern ground floor one bedroom apartment, perfectly positioned in the city centre opposite Hoglands Park.

When you first step into the apartment, you're welcomed by an inviting corridor that comes with built-in storage. To the left of the hall enter the open plan lounge which has a beautiful large window allowing ample light into the apartment. The kitchen is notable for its modern finishes, including inbuilt cooking appliances and counters that feature a contrasting aesthetic. Into the bathroom to the middle of the hall comprising of shower over bath and heated handrail. Internal glass panes allow the light to continue to each room in the property. To finish this well presented property, the bedroom has plenty of room for a double bed, double wardrobe and draws.

Hampton House was built in 2016 and features a videophone entry system, there is also a lift to all floors. The flat comes with one designated parking space to the front of the building. The property also includes secure, sheltered bicycle storage. There is access to St Mary's Street to the rear, where there are a variety of independent retailers, takeaway eateries and a regular market.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 117 Years Remaining Approx.

Leasehold Annual Service Charge Amount £1440

Leasehold Ground Rent Amount, £250pa Review Date 1/6/2026 and every subsequent tenth anniversary. The first review shall be twice the initial Ground Rent until the second review date.

Council Tax Banding; A

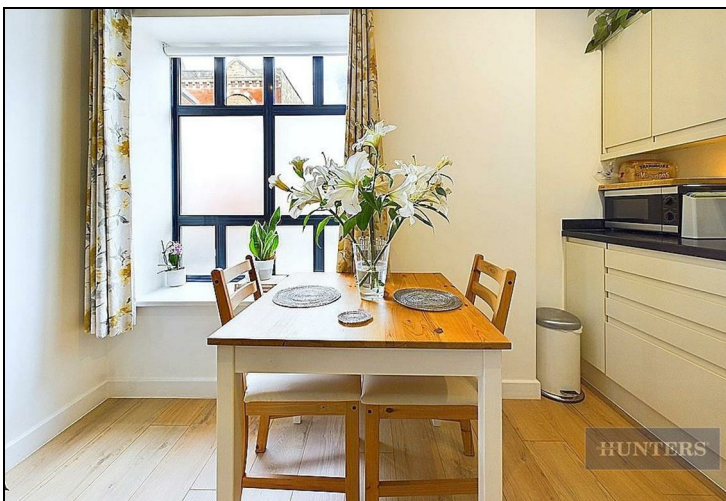
35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com



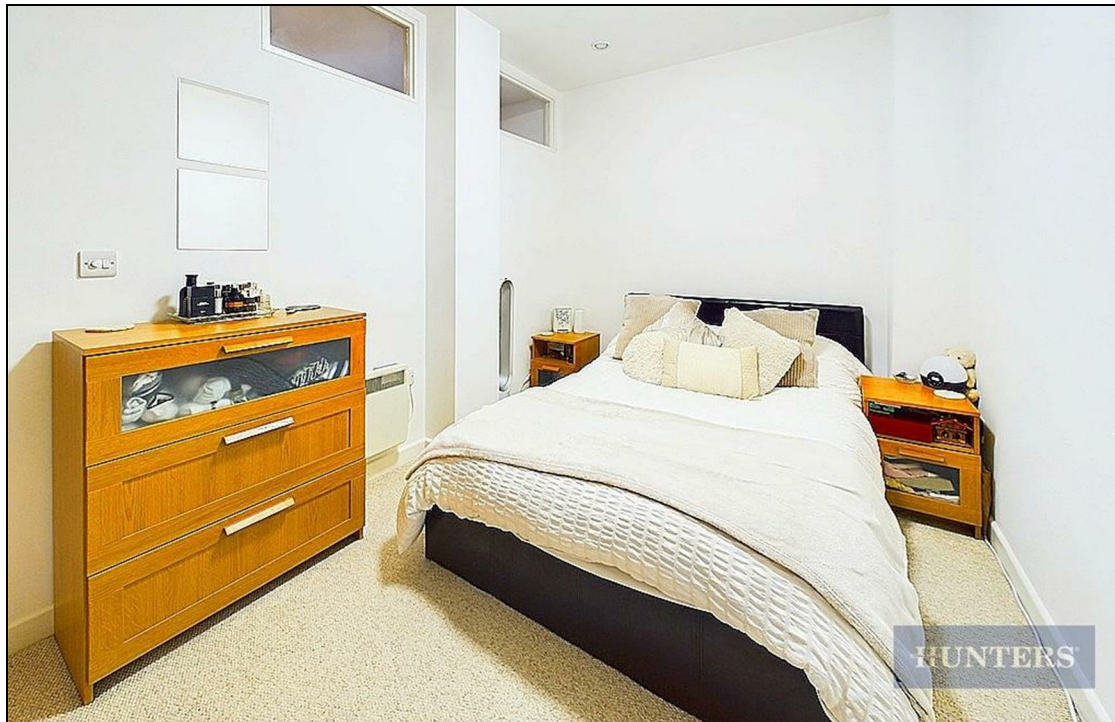


## KEY FEATURES

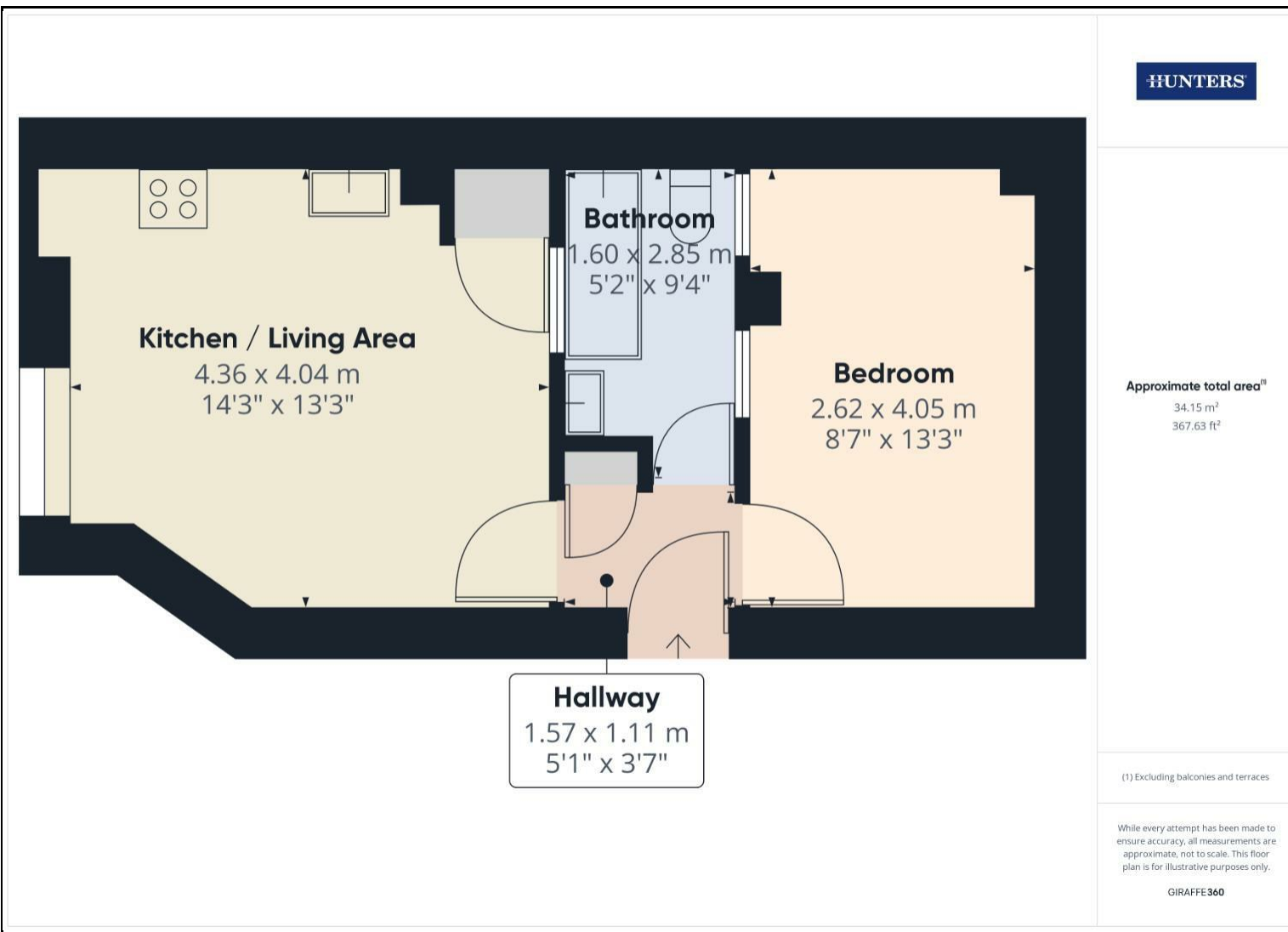
- Modern One Bedroom Flat
  - Double Bedroom
  - Modern Kitchen
  - Family Bathroom
  - Ample Storage
- Designated Parking
  - Bicycle Storage
  - Double Glazed
  - Ground Floor
- City Centre Location











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>		66	66
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			

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			



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.