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**HUNTERS**<sup>®</sup>

# Telephone House, 70 High Street, SO14

Offers In Excess Of £170,000



This well-presented two-bedroom, two-bathroom flat is ideally located in central Southampton, making it a perfect home for a younger family or professional buyers seeking convenience and lifestyle. The property offers comfortable and versatile living space, with a practical layout designed for modern living.

Positioned close to the town centre and within easy reach of well-regarded local schools, the flat provides everything needed for day-to-day family life. Shops, cafés, and essential amenities are all nearby, ensuring a vibrant yet practical setting for residents of all ages.

One of the standout features of this property is its superb location, with the seafront quite literally on your doorstep. Excellent local transport links are also close at hand, offering easy access to all areas of Southampton and beyond, making this an ideal choice for commuters and those who enjoy exploring the city.

## TENURE:

Leasehold Years remaining on lease; 106 years approx.

Leasehold Annual Service Charge Amount £3,150 p.a. approx.

Leasehold Ground Rent Amount £200 p.a.

Council Tax Banding; C

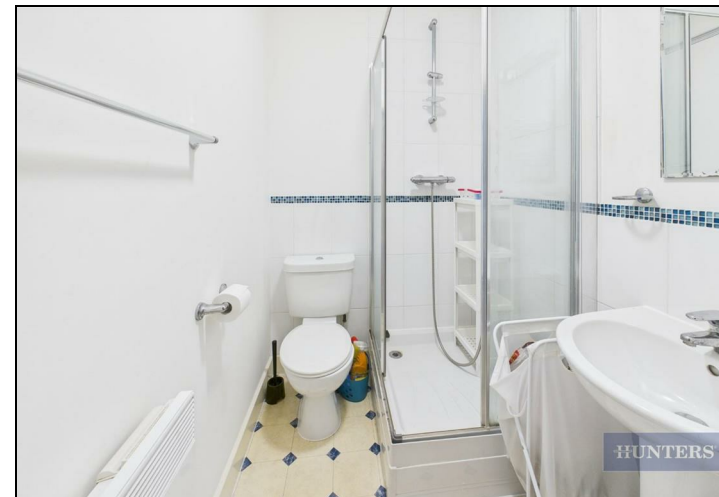
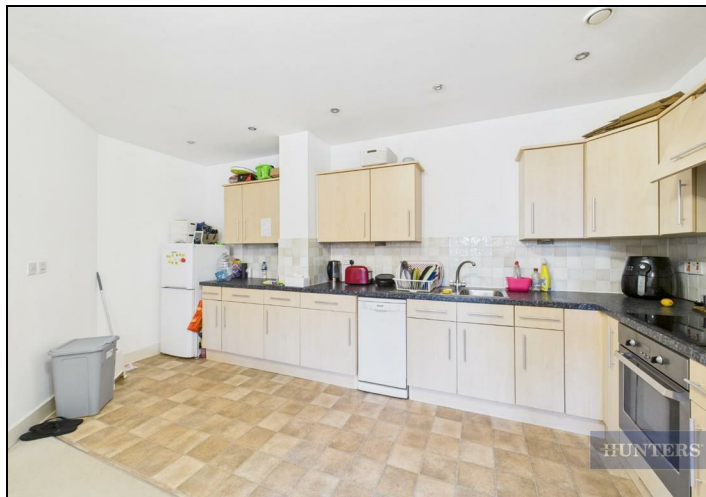
Car Parking Space: 30





## KEY FEATURES

- Master Bedroom with Ensuite
  - White Goods
  - City Centre Location
  - Ample Storage Space
  - Two Double Bedroom
- Impressive Open Plan Kitchen/Living Room
  - Two Bathrooms
  - Allocated Parking
  - Council Tax: C
  - EPC: C





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

77

84

England & Wales

EU Directive  
2002/91/EC



Environmental Impact (CO<sub>2</sub>) Rating

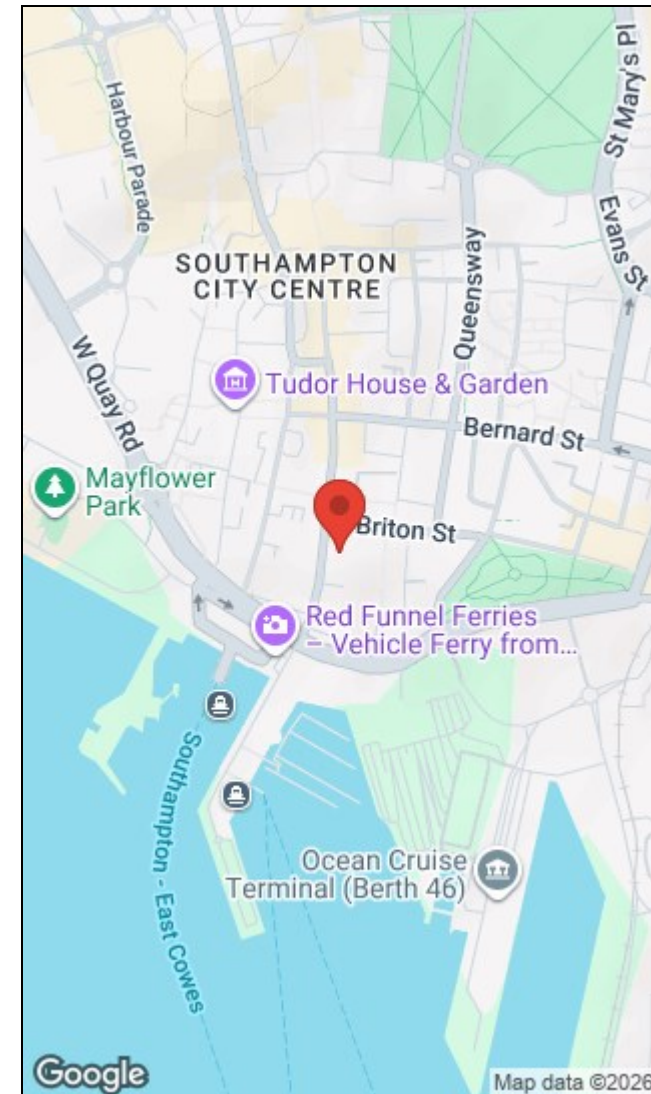
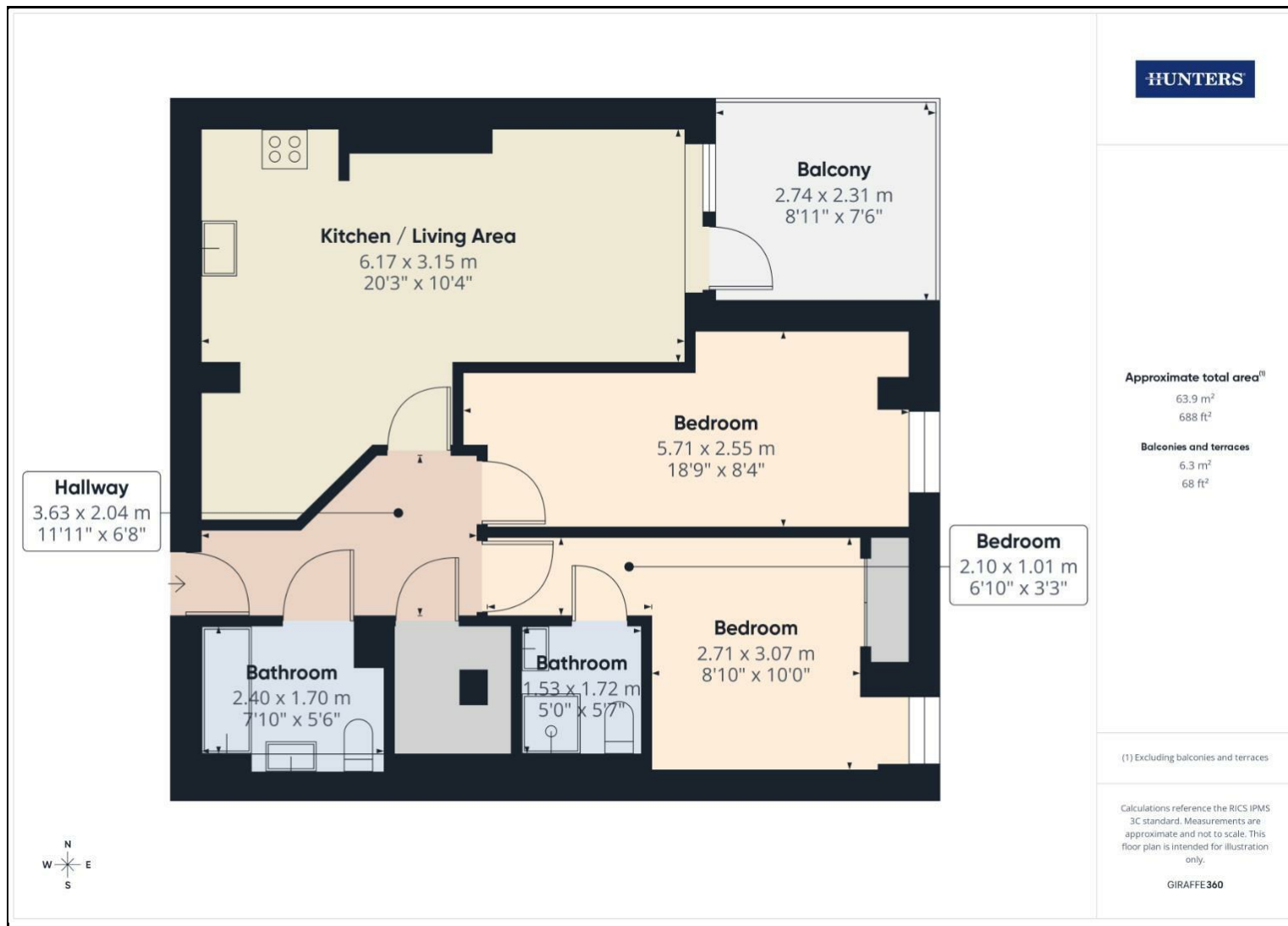
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
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