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# Alexander Place, The Avenue, Southampton

Guide Price £239,500



\*\* Offered With No Forward Chain \*\*

This superb two bedroom apartment is situated in a secluded location, just off The Avenue, a bright & airy city centre apartment offered with no forward chain.

This first-floor apartment comprises a generous living area which is open plan to the kitchen dining area and light wood flooring. The large floor to ceiling windows provides an abundance of natural light. The stylish kitchen includes additional glossy ivory wall units and integrated appliances.

The principal bedroom enjoys a private en-suite shower room, while the second bedroom benefits from a built-in wardrobe. A well-appointed separate bathroom serves the second bedroom and guests.

Additional features include, gas central heating, secure under croft allocated parking, entry phone system and large storage cupboard.

The property currently has a tenant in situ until early July 2026 paying a rent of £1,495 pcm making this apartment an excellent opportunity for investors and for first-time buyers alike.

Alexander Place is in a desirable location just off The Avenue in the sought-after Banister Park area. With both Southampton Common and the City Centre within walking distance, this property offers the best of modern city living in a peaceful, leafy setting.

We expect strong interest in this unique property, so please get in touch to arrange your viewing today.

## Additional Information

Tenure: Leasehold

Lease: 125 years from 1 January 2012

Lease Remaining: 111 years

Ground Rent: £250 per annum

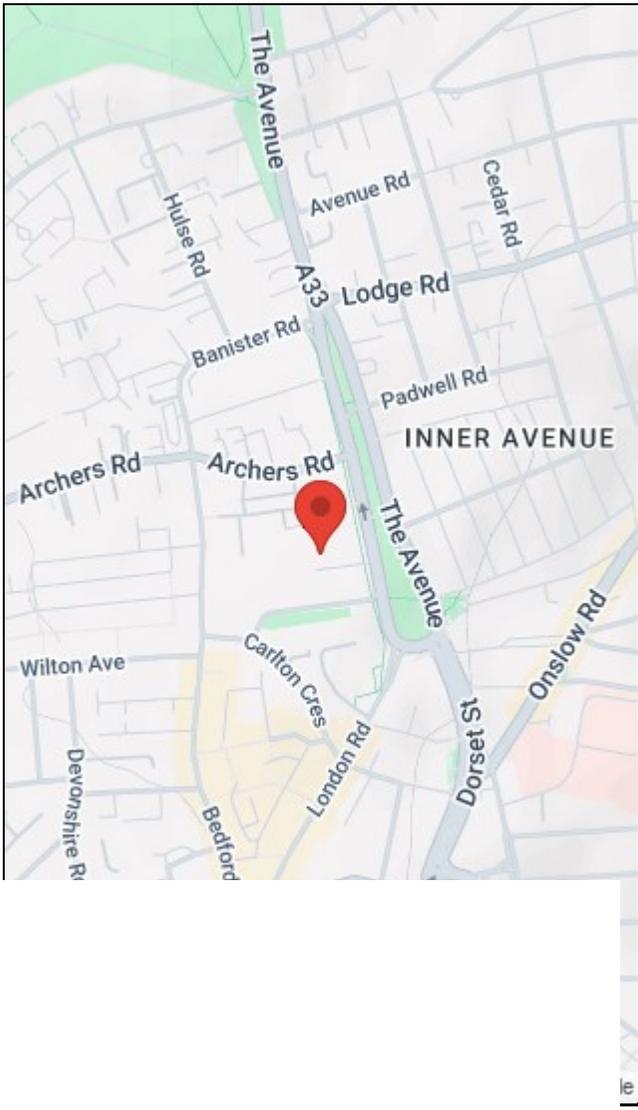
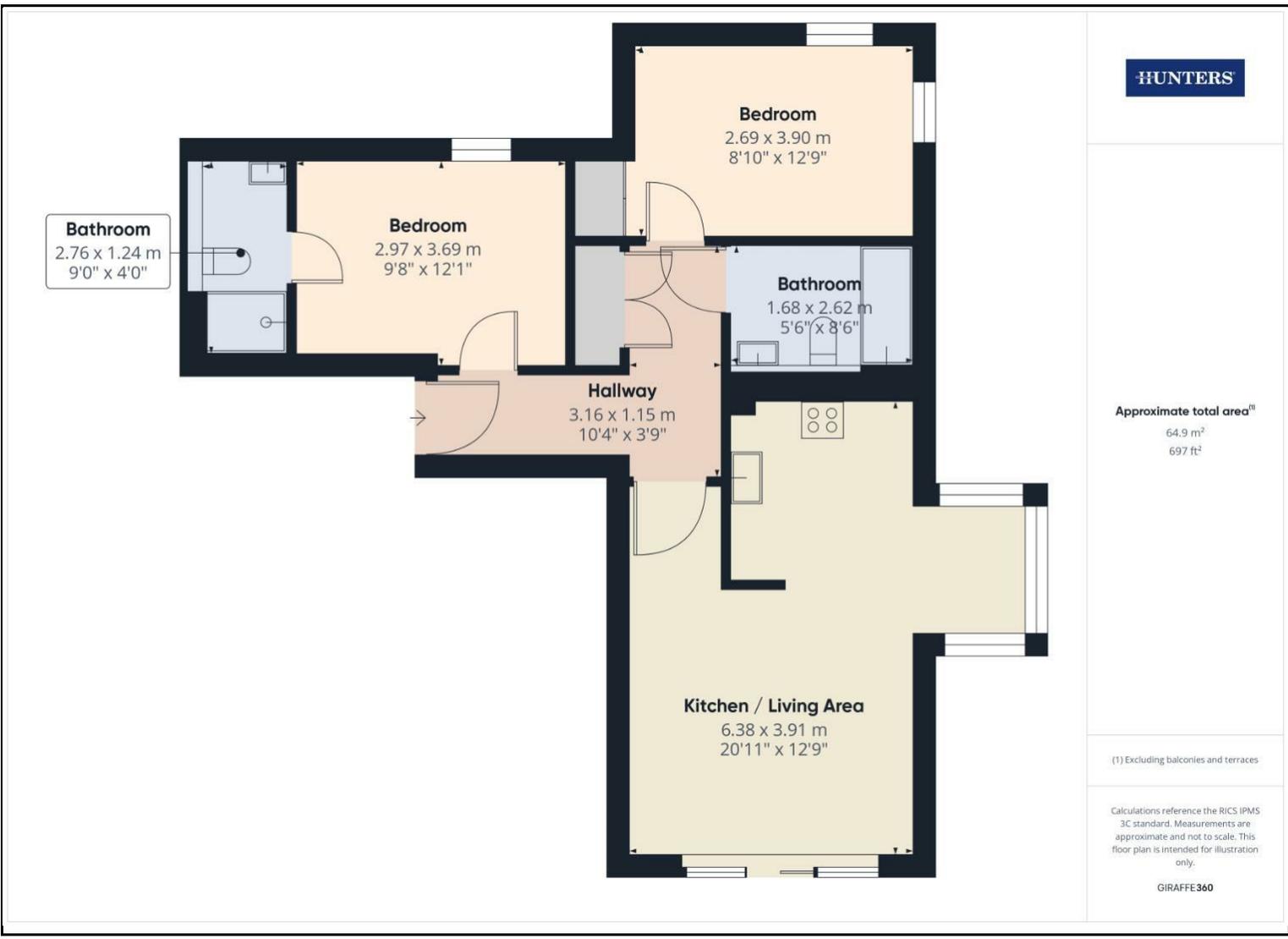
Service Charge: £1995.98 for period 01/01/2025 - 31/12/2025

## KEY FEATURES

- Two Double Bedrooms Apartment
  - Prime City Centre Location
  - Offered With No Forward Chain
- Spacious lounge with open-plan kitchen
  - Two Bathrooms (one en-suite)
  - Ample Storage Space
  - Secure underground parking







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>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
76	76
EU Directive 2002/91/EC	
England & Wales	

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	
EU Directive 2002/91/EC	
England & Wales	

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