



Empire View, West Park Road, Southampton
SO15 1AQ

£195,000



2



1



1



C

HUNTERS[®]
HERE TO GET *you* THERE

Empire View, Southampton

DESCRIPTION

Introducing this well presented eighth-floor apartment located in close proximity of Southampton, City Centre. We believe this would be the ideal first time buy or investment and must be seen to appreciate everything it has to offer. no prohibition on subletting, including Airbnb style lets, This is subject to no nuisance, noise etc being caused

Entering the home, you are welcomed by a hallway which can be utilized in various ways to benefit different lifestyles, further into the apartment is the open plan living room/kitchen. The kitchen offers plenty of storage space and also has the bonus of a built-in washing machine, hob, oven and fridge/freezer. The lounge has direct access to the balcony, both bedrooms are double in size, the principal bedroom benefits from a built-in wardrobe. The family bathroom offers a bath with a shower over, a W/C and a sink basin. Other benefits of the home include full double glazing, geothermal central heating, some storage space and externally, there is the bonus of allocated parking and a communal lift. Located just a ten minute walk from all major shops and restaurants, bus routes, train station and the city centre, we highly recommend a viewing so contact us today to arrange an appointment. The property can be purchased via shared ownership as well as any buyers being able to purchase 100% of the property. The asking price of the property is based on 100% ownership.



Material Information - Southampton

Tenure Type; Leasehold

Leasehold Years remaining on lease; lease is 125 years from 01 March 2012. There are approx. 114 years remaining.

Leasehold Annual Service Charge Amount £2,603.28 per annum

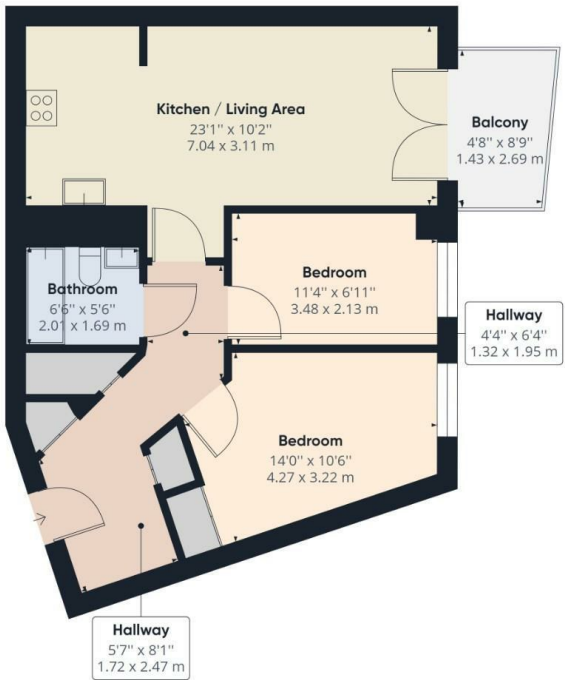
Leasehold Ground Rent Amount, Uplift %, Rent Review Period; The rent review provisions are noted within the lease, as should any ground rent increases. Typically, the rent increase is RPI (or CPI depending on the lease) + either 0.5% or 1%, which is taken from a date in the previous November. The rent review date is from 01 April 2013 and each successive April during the term of the lease. Whilst the property remains as Shared Ownership we do not charge a monthly ground rent. Once the property is 100% owned the ground rent is £150 per annum for the first 25 years and then £300 per annum for the remainder of the term.

Council Tax Banding; B

EPC rating; Energy rating; C

Internet providers; Virgin ultrafast fibre, Sky superfast broadband and PlusNet unlimited broadband

Mobile phone network coverage; EE, Three, 02 and Vodaphone

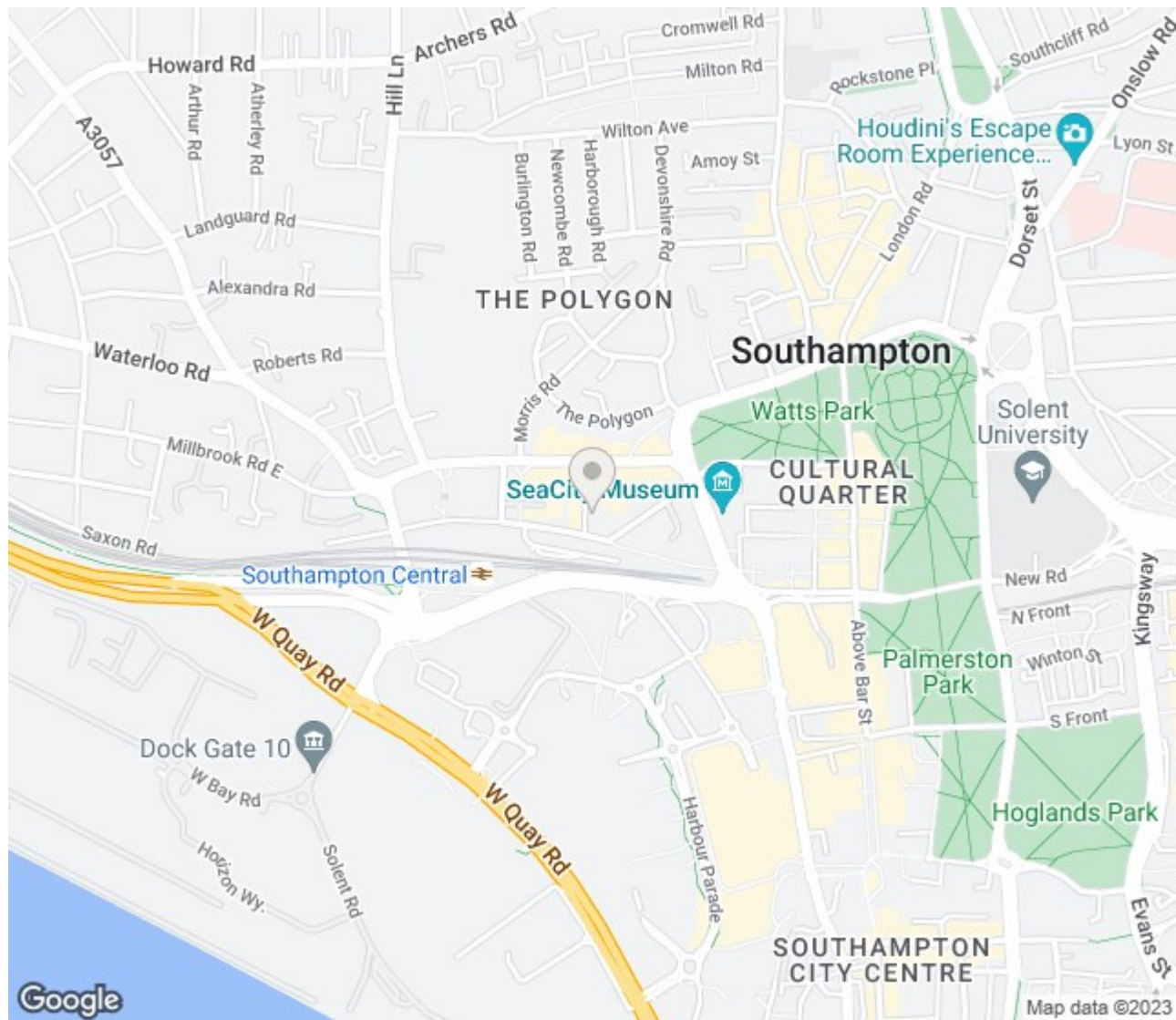


Approximate total area⁽¹⁾
615.99 ft²
57.23 m²

(1) Excluding balconies and terraces


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 PERFORMANCE CERTIFICATE

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 75 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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

HUNTERS®
HERE TO GET *you* THERE



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.