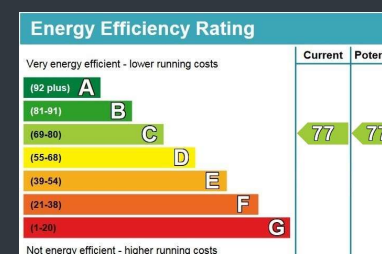


5 Empress Heights, College Street Southampton, Southampton SO14 3LA

£139,950 Leasehold

Pure Estate Agents are pleased to offer to market this light and modern first floor apartment situated close to Oxford Street and its range of bars and restaurants. The stylish accommodation consists of; entrance hallway, lounge / dining room measuring 15'10" max x 11'10" max, modern fitted kitchen with built in appliances, a spacious double bedroom with built in wardrobes and a modern bathroom. The property is available now and viewings is essential to appreciate the accommodation. Currently let for the next 12 months at £850 makes this property an ideal investment.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floorplans are included they are for guidance and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.





Overview

- ONE BEDROOM APARTMENT
- SOUGHT AFTER LOCATION
- STYLISH KITCHEN WITH BUILT IN APPLIANCES
- LOUNGE / DINING ROOM
- SPACIOUS BEDROOM WITH BUILT IN WARDROBES
- MODERN BATHROOM
- LIFT FACILITY
- INVESTORS ONLY
- CURRENTLY LET AT £850PCM 6.4% GROSS YIELD

Communal Entrance Door:

Stairs and lift facility to first floor.

Private Entrance door into:

Entrance Hallway

Double built in storage cupboards, housing washer dryer, doors to all rooms.

Lounge / Dining Room 15'10" max x 11'10" max

Upvc double glazed windows to front aspect, power points, electric heating, smooth finish ceiling.

Kitchen 8'5" max x 8'5" max

Modern kitchen with built in; dishwasher, fridge / freezer, oven and hob with extractor over, stainless steel inset sink unit with cupboard under further range of floor and wall mounted units, inset spotlights.

Bedroom One 13'3" max x 10'11" max

Double glazed windows to front elevation, built in wardrobes to one wall, power points, smooth finish ceiling, electric wall heated.

Bathroom

Modern white suite comprising of; panel bath with shower over, low level w/c, wall mounted wash hand basin, complimentary tiling.

Agents Note

Please note this property does **not** have any parking.

EPC Rating – C

Council Tax Band – A

Tenure – Leasehold

115 years left on lease

£150 Ground Rent

£188 per month service charges

Disclaimer

These particulars are believed to be correct and have been verified by or on behalf of the Vendor. However, any interested party will satisfy themselves as to their accuracy and as to any other matter regarding the Property or its location or proximity to other features or facilities which is of specific importance to them. Distances and areas are only approximate and unless otherwise stated fixtures contents and fittings are not included in the sale. Prospective purchasers are always advised to commission a full inspection and structural survey of the Property before deciding to proceed with a purchase.