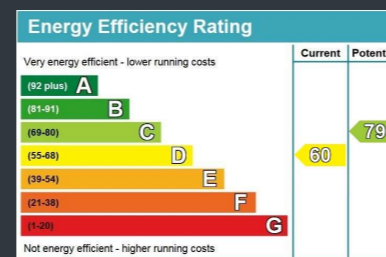


Flat 6, 88 Saint Mary Street,
Southampton, Hampshire SO14 1LY

£150,000 Leasehold

A well presented two bedroom, top floor apartment within easy vicinity to Southampton City Centre. Consisting of entrance hallway, 16ft lounge/diner, modern kitchen with integral oven and stainless steel sink with double drainer; plus space for freestanding fridge/freezer and washing machine. Master bedroom with fitted wardrobes and second bedroom which could alternatively be used as a study or dressing room. The property would make the ideal first time purchase or investment with an estimated monthly rental of £775pcm (based on current market conditions). Further benefits include, secure communal entry, vacant possession and SOLD WITH NO FORWARD CHAIN!



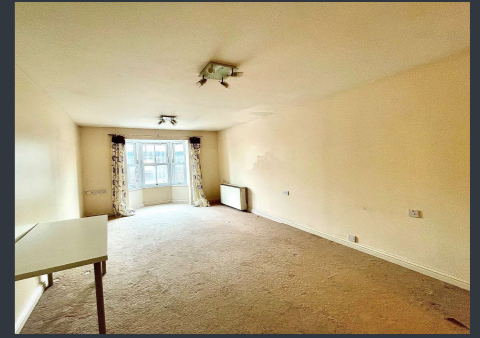
IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. 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

- TWO BEDROOM APARTMENT
- TOP FLOOR
- 16FT LOUNGE/DINER
- WELL PRESENTED THROUGHOUT
- FITTED STORAGE
- WITH EASY VICINITY TO WEST QUAY & SOUTHAMPTON CENTRAL
- IDEAL FIRST TIME BUY OR INVESTMENT
- POTENTIAL RENTAL INCOME OF £775PCM
- SOLD WITH NO FORWARD CHAIN!
- VIEWING ADVISED!



Entrance Hallway

Living Room (11'3" max x 16'10" max (into bay 19'5" max)

Kitchen (6'8" max x 9'4" max)

Master Bedroom (11'3" max x 8'10" max)

Bedroom Two (8'2" max x 7'7" max)

Bathroom (7'0" max x 6'4" max)

Council Tax Band
Tax Band A

Service Charges/Ground Rent & Lease

112-year lease
Charges - £68.52 per month

Agent Notes - Draft Copy of Particulars.

Sales Disclaimer (OVM)

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.