

Colby Street, Southampton, Hampshire
Offers Over: £200,000

Austin & Wyatt













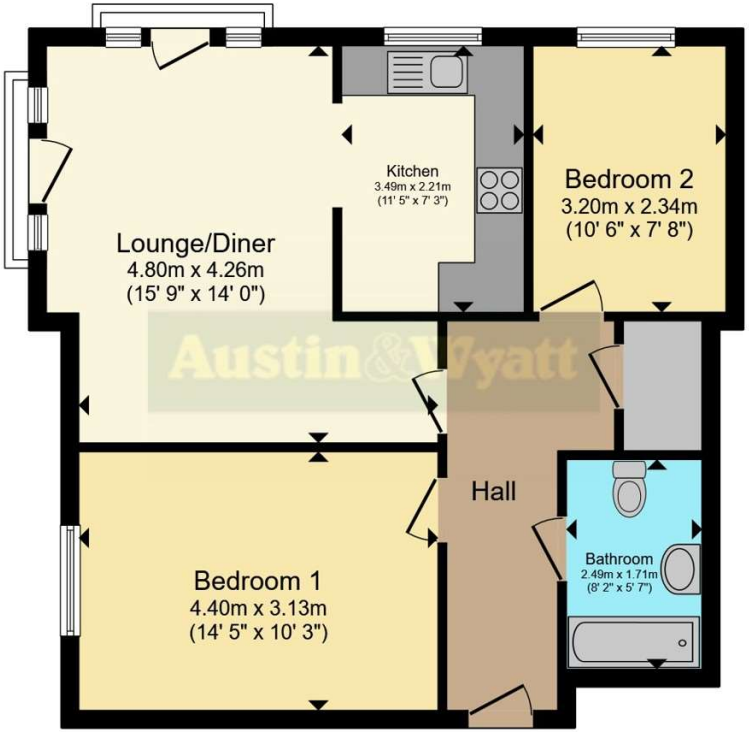
Austin & Wyatt Shirley are pleased to present this expansive two-bedroom apartment located on the first floor, now available on the market. Upon entering, you are greeted by a welcoming entrance hall that leads into a spacious lounge area, seamlessly connected to a contemporary open-plan kitchen. This layout not only enhances the flow of the living space but also creates an inviting atmosphere perfect for both relaxation and entertaining.

The apartment features a generously sized main bedroom, providing ample space for furnishings and personal touches, alongside a second well-proportioned bedroom. The family bathroom is equipped with a shower over the bath, catering to both convenience and comfort. The property has been meticulously maintained, ensuring that it remains in excellent condition for its new occupants. Additionally, it benefits from gas central heating throughout, providing warmth and efficiency during colder months.

Residents will appreciate the allocated parking space, which adds to the convenience of this property.



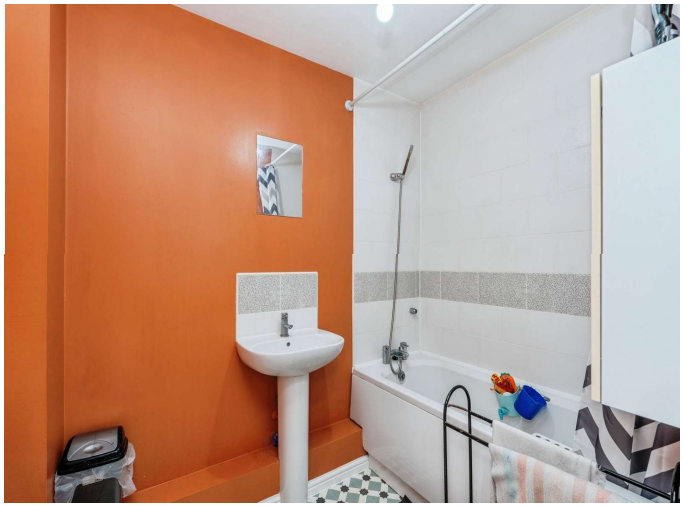




Total floor area 61.9 m² (666 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







Council Tax Band: **A**

Tenure: **Leasehold**

Service Charge: **£1,976**

Years Left on Lease: **111**

Ground Rent: **£200**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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