



Offers in the region of £325,000 | Leasehold

Orchard Place, Southampton, Hampshire, SO14 3BW

L | LEADERS



Key Features & Description

- INVESTMENT OPPORTUNITY WITH YIELD OF 6.8%
- STUNNING TWO BEDROOM PENTHOUSE
- PRIVATE LIFT ACCESS
- WRAP AROUND TERRACE WITH VIEWS ACROSS THE CITY
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINING/LIVING ROOM WITH ACCESS TO TERRACE FROM ALL ROOMS.
- OFF STREET GATED PARKING
- COUNCIL TAX BAND C

Step into luxury living with this stunning penthouse apartment located on the upper floor with private lift access. This modern property boasts two spacious bedrooms, offering a comfortable and inviting living space. The apartment is filled with natural light, creating a bright and homely atmosphere throughout.

Enjoy the convenience of a roof terrace, perfect for relaxing and entertaining while taking in the scenic views. The property is well-maintained and stylishly designed, providing a sophisticated and luxurious living experience. Located in a secluded yet accessible area, this charming apartment offers residents parking and is within easy reach of local amenities. Don't miss out on the opportunity to own this affordable piece of modern living in a desirable location. Book your viewing today and step into a world of comfort and convenience.

SERVICE CHARGE: £2000.00 Approx

GROUND RENT: £250 PA

LEASE: 102 YEARS

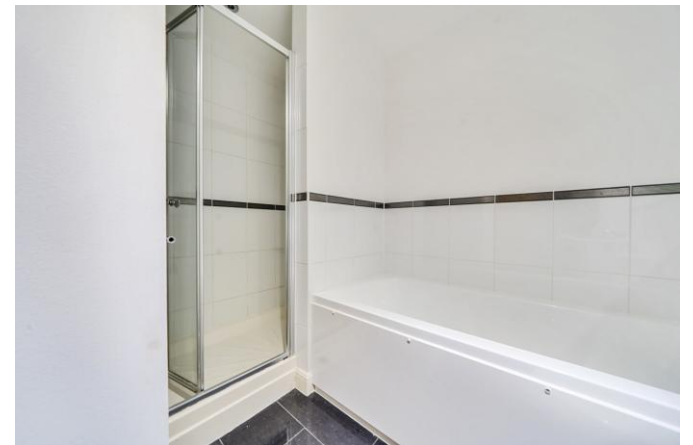
****Please note that any services, heating system or appliances have not been tested, and no**

warranty can be given or implied as to their working order

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £96 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

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.

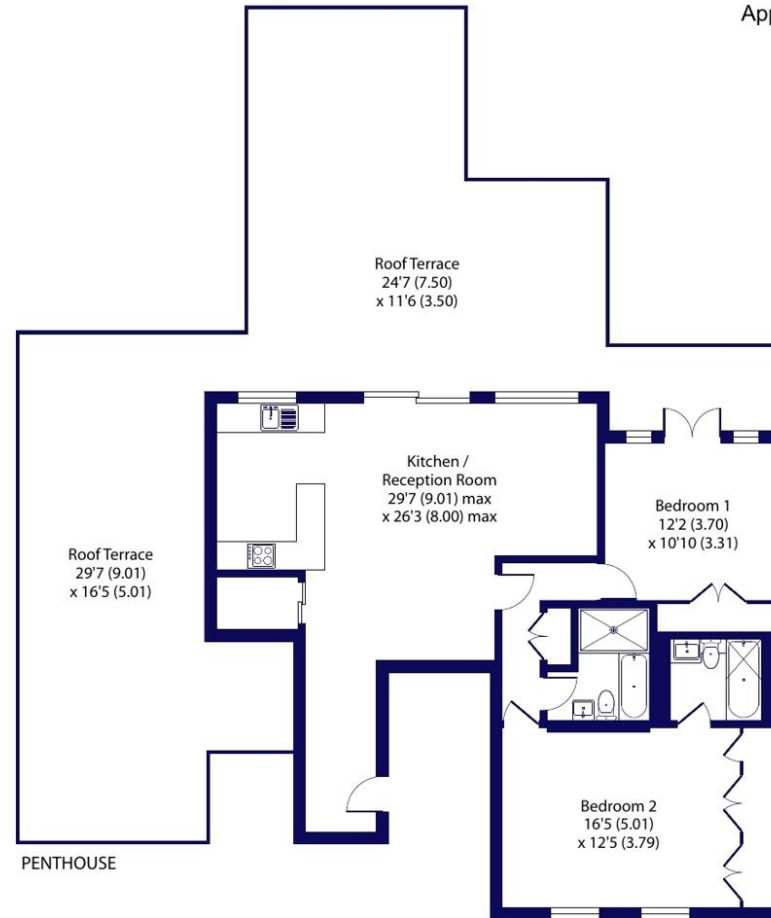




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Approximate Area = 1026 sq ft / 95.3 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Leaders Sales Ltd. REF: 1285442



Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.



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