



Kingston Court, Romsey Road, Southampton, SO16 9GJ

Jonathan Rees



A one bedroom ground floor apartment positioned in a convenient area of Southampton and within walking distance of local amenities.

£120,000

One Bedroom Apartment
Sitting Room
Kitchen
Bedroom
Close To Local Amenities
Tenant In Situ - 5.28% Yield

ENTRANCE HALL

Airing cupboard housing hot water tank.

SITTING ROOM

15' 7" x 10' 9" (4.75m x 3.28m)

Open to the kitchen, dual aspect windows.

KITCHEN

9' 5" x 5' 10" (2.87m x 1.78m)

A range of eye and base level units, space for a range of appliances, window.

BEDROOM

12' 2" x 9' 3" (3.71m x 2.82m)

Built in wardrobe, window.

BATHROOM

White suite comprising a low level WC, wash hand basin, bath with shower over.

OUTSIDE

To the front and rear the property benefits communal gardens, allocated parking to the rear.



Energy Efficiency Rating		Current	Potential	Environmental (CO ₂) Impact Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>				<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A				(92-100) A			
(81-91) B				(81-91) B			
(69-80) C				(69-80) C			
(55-68) D			67	(56-64) D	58	56	
(39-54) E	43			(39-54) E			
(21-38) F				(21-38) F			
(1-20) G				(1-20) G			
<i>Not energy efficient - higher running costs</i>				<i>Not environmentally friendly - higher CO₂ emissions</i>			
Scotland		EU Directive 2002/91/EC		Scotland		EU Directive 2002/91/EC	

Key Information

LEASE DETAILS

Lease: 125 years from 1998 (106 Years Remaining)

Service Charge: £1109 Per Annum

Ground Rent: £33 Per Annum

LOCAL AUTHORITY INFORMATION

Southampton City Council

Tax Band 'A'

LOCAL SCHOOLS INFORMATION

Infant/Junior: Fairisle Infant & Nursery School

Secondary: Regents Park Community College

EPC RATING

E/43

IMPORTANT NOTICE

These details have been prepared and issued in good faith and do not constitute representations of fact or form part of any offer or contract.

Please note that we have not carried out a structural survey of the property, nor have we tested any of the services or appliances.

All measurements are intended to be approximate only. All photographs show parts of the property as they were at the time when taken.

Any reference to alterations or particular use of the property wherever stated, is not a statement that planning, building regulations or other relevant consent has been obtained.

Floorplan. All measurements, walls, doors, windows, fittings and appliances, their sizes and locations are shown conventionally and are approximate only and cannot be regarded as being a representation either by the seller or his Agent.

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