



## 2 bed penthouse to buy in SO14

Orchard Place, Southampton, Hampshire, SO14 3BW

**£475,000** Starting Bid

 x2
  x2
  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ BEING SOLD VIA 'SECURE SALE'
- ✓ STUNNING & UNIQUE TWO BEDROOM PENTHOUSE
- ✓ EXCEPTIONAL ROOF TERRACE WITH SAUNA, HOT TUB & BAR
- ✓ DIRECT LIFT ACCESS INTO THE APARTMENT
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band D
- ✓ EPC Rating: D
- ✓ Heating supply: Underfloor Heating
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Description

Pattinson Auction are delighted to present this stunning & truly unique two bedroom penthouse apartment situated in central Southampton. The property oozes class & sophistication throughout & boasts an unbelievable roof terrace with a sauna, hot tub & bar. An internal viewing is recommended.

This turn key property is not to be missed, offering an ideal investment opportunity, being previously successfully let out for £3000 PCM, it would also make an ideal home for anyone looking move to the area, with the property furnished to a high standard and in an ideal location.

**\*\*The property is being sold fully furnished to included all fixtures & fittings. Please ask for further details\*\***

### ENTRANCE HALL:

Enter into the apartment either via the direct lift access or via main front door. White resin flooring with electric underfloor heating. Doors leading to open plan kitchen living room, main bathroom and both bedrooms. Multiple storage cupboards. Glass panels looking into the kitchen. Smooth walls and ceiling with inset spotlights. Secure entry system.

### OPEN PLAN LOUNGE/KITCHEN/DINING ROOM: (38'11" x 19'5")

White resin flooring with electric underfloor heating. The award winning Seimatic kitchen. Integrated Siemens appliances including a coffee machine, self cleaning oven and combination oven, induction hob, fridge/freezer, dishwasher with LED projector display and a Teppanyaki. Large island with 12mm ceramic worktop which houses a Caple wine fridge, inset stainless sink with Quooker boiler tap and Westin Stratus remote controlled flush ceiling extractor. Remote controlled hidden blinds. Electronic locking slim profile sliding doors and windows leading onto the roof terrace. MicroConcrete plinth and television surround. 3D wall tiles with Magic Home app controlled colour LED lighting. Smooth walls and ceiling with inset spotlights. Slate, Chrome and Brushed Chrome light switches and sockets. Door leading to Master bedroom.

### BEDROOM 1: (12'10" x 11'10")

White resin flooring with electric under floor heating. Multiple built in wardrobes. Double glazed windows to side and front aspect. Door leading to En-Suite shower room. Multiple Chrome electrical sockets. Television and broadband sockets. Smooth walls and ceiling with inset spotlights.

#### EN-SUITE SHOWER ROOM:

White resin flooring with electric under floor heating. Porcelanosa bathroom including ceramic sink soft close double draw wall hung vanity unit. Wall hung ceramic W/C with soft close toilet seat and hidden cistern. Rectified edge wall tiling. 1800mm walk in shower with flush ceiling rainfall shower and slate effect tiling. Electronic thermostatic controlled towel heater. Granite worktop over boxed in areas. Inset alcoves. Extractor. Smooth ceiling with inset spotlights.

#### BEDROOM 2: (13'7" x 10' 10")

White resin flooring with electric underfloor heating. Double glazed wall to floor windows to side and rear aspect. Double glazed doors to roof terrace. Built in wardrobe. Chrome electrical sockets and switches. Smooth walls and ceiling with inset spotlights. Remote controlled hidden blinds.

#### BATHROOM:

White resin flooring with electric underfloor heating. Porcelanosa fitted bathroom including wall mounted soft close vanity unit, wall hung W/C with soft close toilet seat and hidden cistern. Tap-less side fill bath with inset remote controlled waterproof television to one end. 1400mm walk in shower with flush ceiling rainfall shower with slate effect wall tiling. Electronic thermostatic controlled towel heater. Rectified edge wall tiling.

#### OUTSIDE:

Sensational & private roof terrace that has been individually imagined & designed by the current owner & oozes class & sophistication. There is also a sauna, hot tub & bar that provides both comfort & the perfect setting for entertaining friends & family. Gated allocated parking space. Lockable communal bike store.

#### LEASE INFORMATION:

The seller has provided the following lease information, however, this information should be clarified by a conveyancer/legal advisor before completing a purchase.

Years Remaining On The Lease: 109 Years

Service Charge: £1,947.40 Per Annum

Ground Rent: £250 Per Annum

Council Tax Band: D

Tenure: Leasehold

Length of Lease: 109

Annual Ground Rent Amount: £250.00

Annual Service Charge Amount: £1,947.00

Price: Starting Bid £475,000

Property Type: Penthouse

Parking: Allocated, Gated

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Underfloor Heating

Electric: National Grid

Water: Direct mains water


Water meter: No

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	57
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Contact your local branch today for more information on this property:

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