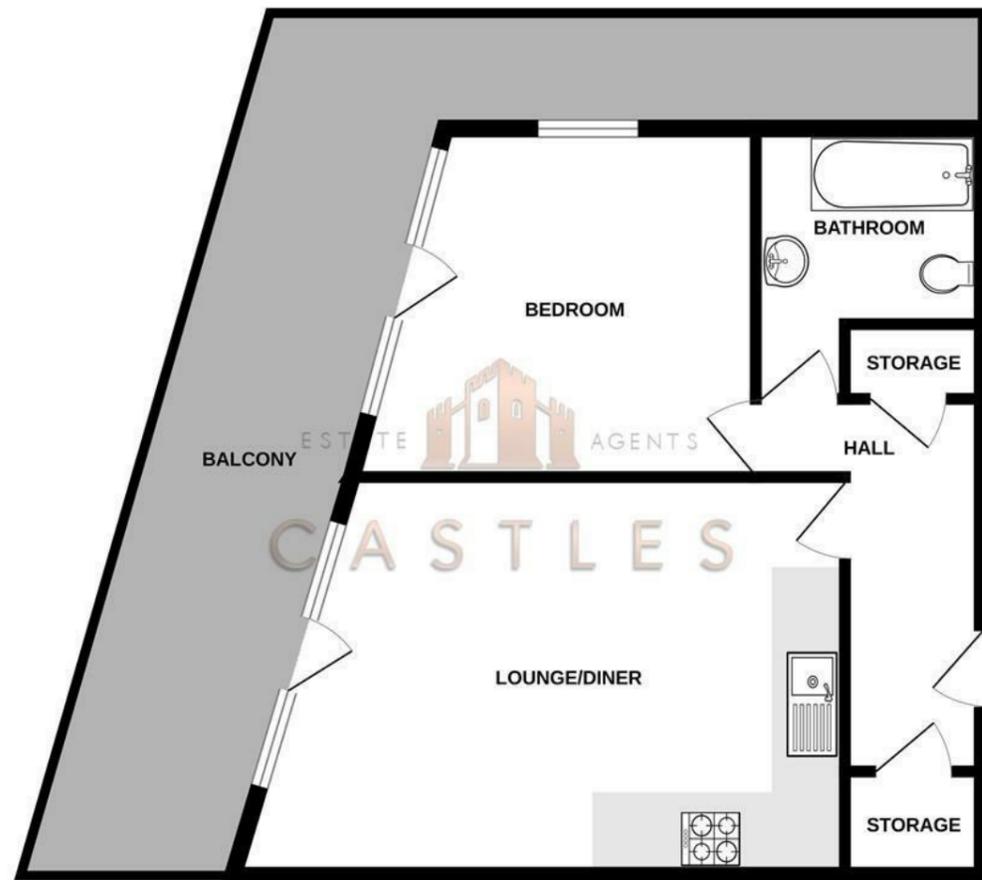


Floor Plan

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(10 plus) A	
(81-91) B		(10-11) B	
(69-80) C		(10-10) C	
(55-68) D		(10-10) D	
(39-54) E		(10-10) E	
(21-38) F		(10-10) F	
(1-20) G		(10-10) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



C402 Royal Crescent Apartments | Royal Crescent Road Southampton, SO14 3AD

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A well specified one bedroom apartment on the fourth floor offered for sale with NO FORWARD CHAIN.

The apartment includes engineered wooden flooring through the hallway and living room and carpet to the bedroom. There is outside space on offer via a dual aspect balcony wrapping around the apartment. The heating system is electronic with a radiator to each room and water tank housed in a storage cupboard alongside the washer/dryer.

The bedroom includes fitted wardrobes and wall lights above the bed. The bathroom has full size bath with shower over and TV inset to the wall. There is a mirror cabinet including storage and electrical under floor heating.

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- NO FORWARD CHAIN
- OCEAN VILLAGE LOCATION
- DUAL ASPECT BALCONY
- MODERN FITTED KITCHEN
- ROYAL CRESCENT APARTMENTS
- FOURTH FLOOR
- ONE BEDROOM
- MODERN BATHROOM

KITCHEN / LIVING

20'3 x 13'2 (6.17m x 4.01m)

BEDROOM

11'3 x 11'2 (3.43m x 3.40m)

BATHROOM

6'6 x 7'6 (1.98m x 2.29m)

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. Please note the AML check includes taking a copy of

the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed.

Lease Information

Lease Length: 120 Years Remaining

Ground Rent: £167.50m Per Annum

Service Charges: £1175.35

