



Talbot Court  
Queensway  
Southampton  
Hampshire  
SO14 3AZ

Offers in Excess of £116,000

bettermove 

# Queensway Southampton

Bettermove are pleased to welcome to the market this charming one bedroom ground floor flat in Southampton city centre, available with no forward chain - welcoming cash buyers only.

The property is leasehold with 69 years remaining on the lease. The combined ground rent/service charge is £1,200 per year. The council tax band is A.

The interior of this well-presented property comprises a spacious lounge, fitted kitchen, bedroom and bathroom.

There is a tenant living in the property and it will only be sold with tenants in situ - rental yields can be obtained through Bettermove.

Located in the heart of Southampton city centre, the property is close to a wide range of amenities including supermarkets, shops, restaurants and pubs. Excellent transport links can be found from Southampton Central rail station, the A33, M27 and M271.

This exciting investment opportunity is not to be missed and all enquiries can be made through Bettermove.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

The exclusivity fee is returned to you upon successful completion of the property.







# Ground Floor

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>		79
(55-68) <b>D</b>	60	
(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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