



**Golden Grove
Southampton
Hampshire
SO14**

Offers In Excess Of £97,000

bettermove

Golden Grove

Southampton

Bettermove are proud to present this 1 bedroom flat in Southampton, available with no forward chain.

This is currently a tenanted property and will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, underfloor and electric heating throughout.

The council tax band is A.

This is a leasehold property with 86 years remaining on the lease; the ground rent and service charge, combined, are £675.00 per annum.

The interior of this well presented, ground floor property, comprises a spacious living room, fitted kitchen, one double bedroom, and a family bathroom.

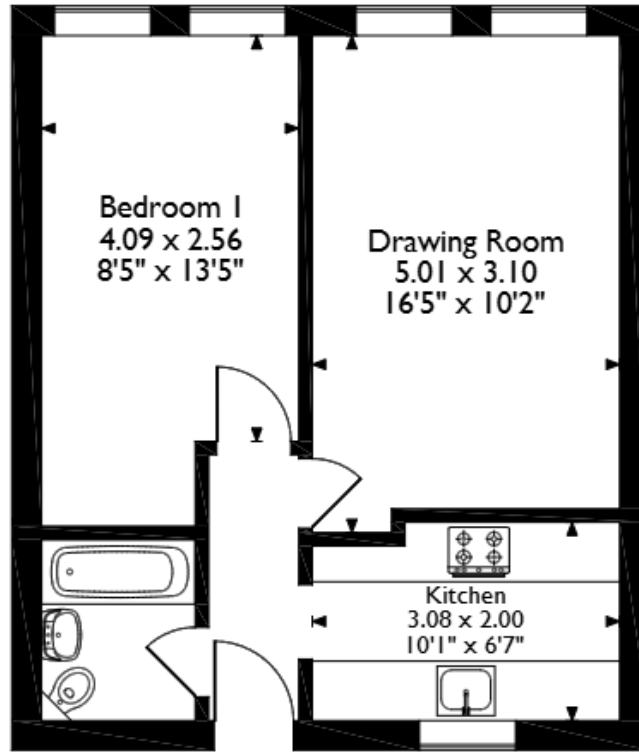
Located in the popular city of Southampton, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to the seafront. Excellent transport links can be found from Southampton Central Train Station, a variety of local bus routes, and quick access to the M27.

This exciting investment opportunity should not be missed! All enquiries can be made through Bettermove.



Golden Grove, Southampton

Approximate Gross Internal Area 40 Sq M/431 Sq Ft



Ground Floor

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 50 | 63 |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | 55 | 67 |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England, Scotland & Wales | | |
| | EU Directive 2002/91/EC | |



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