



Alexander Court

**1 Bedroom
Long lease**

£145,000 Leasehold

Park Road, Freemantle, SO15 3AE



12 Alexander Court, Freemantle, Southampton, SO15 3AE



Description

- Vacant - No chain
- Newly decorated and carpeted
- UPVC double glazing
- Parking
- Convenient location
- Long lease
- Passenger Lift
- Spacious accommodation
- Security entry-phone
- PROPERTY REF: 2184

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

A 1-bedroom first floor apartment in this modern, purpose-built block located just a short bus ride from the City Centre and with most everyday shops and amenities close to hand.

The block is very well kept, with clean hallways, well-tended gardens and allocated parking. There is a passenger lift serving the upper floors and the communal hallways are secured by an entry-phone system.

The flat itself has been newly decorated and has new floor coverings throughout.

Finally, but most importantly, the lease is long, circa 151 years remaining, with modest ground rent and sensible service charges.

[An excellent buy-to-let opportunity or a comfortable home for the first time or retirement purchaser.](#)

Tenure: Tenure: Leasehold. 189 years from 25/03/1984. Approximately 151 years remaining.

Ground rent and maintenance charges: Approximately £850 per annum.

EPC rating: 'B'.

Council Tax: Band 'A'. Southampton City Council. £1304.19 for year 2022 / 2023.

Locality: Southampton

A port city, with a rich and diverse history dating back to pre-Norman times. A modern city centre, where the historic Bargate and medieval city walls mix with today's busy shopping centres, cafes, restaurants and night-life. University Hospital Southampton NHS Foundation is one of the city's biggest employers, providing care and specialist services to more than 3 million people in the South of England. Southampton pulls many thousands of people the annual boat show, hosted at Mayflower Park, echoing the City's rich maritime history. Southampton Football Club's home, St. Mary's is located close to the City Centre, regularly attracting an attendance of 30,000 or so spectators.



Directions: Starting from our offices in Totton, SO40 3SG. Total : 3.5 miles (9mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the A35 ramp. (1.7 miles)
5. Keep left to take A33/Millbrook Road West. (0.5 miles)
6. Take the exit. (0.1 miles)
7. Turn right onto Waterloo Road. (0.2 miles)
8. Turn left onto Park Road. (0.06 miles)
9. Turn left. (0.01 miles)
10. You have arrived at your destination. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

When is stamp duty paid?

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

How much stamp duty will I have to pay when buying a residential property?

Brackets	Rate
Up to £250,000	0%
The next £675,000 (the portion from £250,001 to £925,000)	5%
The next £575,000 (the portion from £925,001 to £1.5 million)	10%
The remaining amount (the portion above £1.5 million)	12%

How to calculate the new stamp duty rate

Example:

Property purchase price: £850,000.

There is no stamp duty Tax applied to the first £250,000

5% above £250,000

That equates to an overall rate of 3.5% of the sale price, or £30,000.





The rates are different for first-time buyers

First-time buyers will not pay any stamp duty on the first £425,000 (up from £300,000 following the mini-Budget) and the value of any property on which they can claim this relief has risen to £625,000 from £500,000.

Buy-to-let and second homes stamp duty

From April 2016, buy-to-let and second home buyers in England and Wales will have to pay an additional 3% on each stamp duty band. To discuss which London or UK areas will provide the highest returns on investments, please speak to one of our London or regional property experts who can offer advice on where and when to invest.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



Accommodation

Communal Entrance

Protected with a security entry-phone system. Passenger lift and staircase to the first floor landing.

Entrance Hall

With security Entry-phone. Built-in airing cupboard. Doors to Bathroom, Bedroom and:

Living Room : 13.06' x 9.94' (3.98m x 3.03m)

Light, spacious and newly decorated Living room. Fashionably open-plan to the:

Kitchen : 9.94' x 9.12' (3.03m x 2.78m)

Fitted with a good range of eye and base-level storage units, with a laminated work-surface and splashback tiling. Space for an electric cooker of choice, space for a washing machine and full-height recess for a fridge / freezer.



Bedroom : 13.06' x 8.76' (3.98m x 2.67m)

Very comfortable double bedroom, with large window to the front.

Bathroom: 6.10' x 5'1 (1.86m x 1.68m)

Coloured suite comprising bath with mixer tap / shower over, wash-basin and WC.

Parking

Parking for one car to the rear of the building.

External

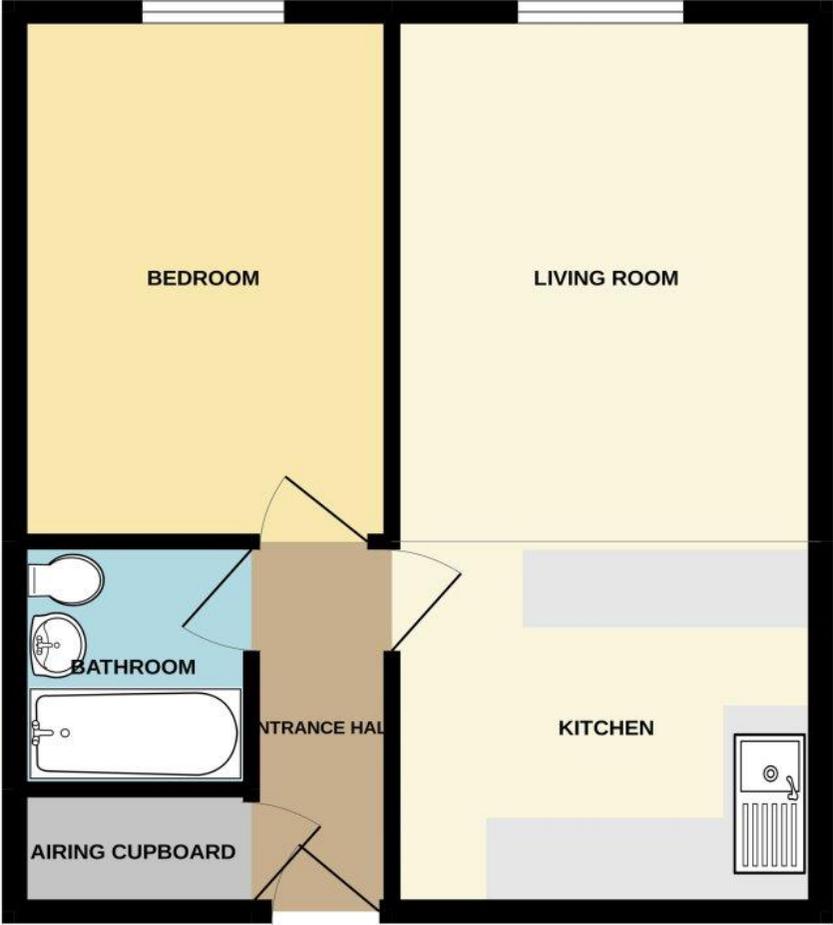
Communal clothes-drying area. Communal bin store.

THE PROPERTY MISDESCRIPTIONS ACT 1991:

Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Parkers Lettings Limited cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.



FIRST FLOOR FLAT
415 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA : 415 sq.ft. (38.5 sq.m.) approx.

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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Certificate Number : 0250-2810-6014-9428-1535

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82	84
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0250-2810-6014-9428-1535>



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