



Hulse Road, Banister Park, Southampton, Hampshire, SO15 2JY

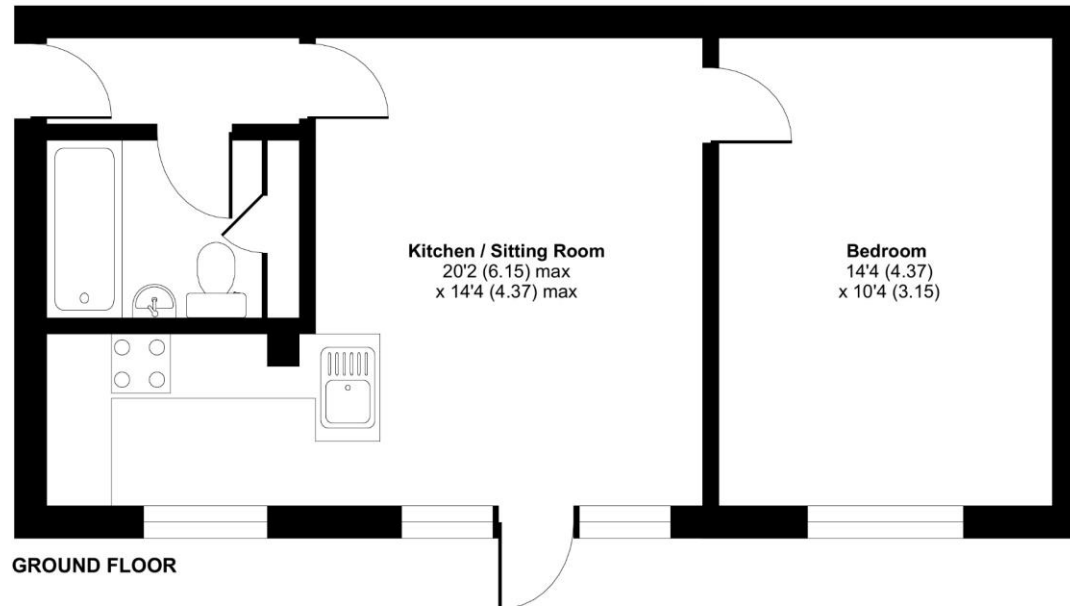




## ACCOMMODATION

This one double bedroom apartment is situated on the ground floor of this building which is tucked away in a quiet setting off Hulse Road within easy reach of the town centre, The Avenue, main railway station, the common and M3 motorway network. The apartment has been used for the busy rental market for a number of years so this may appeal to any buy-to-let landlords looking to add to their portfolio. Its low maintenance appeal and convenient location also make this a very attractive property for first time buyers. The accommodation comprises a bathroom off of the entrance hall and an open-plan lounge and kitchen area as well as a well-proportioned double bedroom. The property benefits from being fully double glazed. The apartment also has the added bonus of a secure allocated parking space.

Approximate Area = 451 sq ft / 41.8 sq m  
 Outbuilding = 19 sq ft / 1.8 sq m  
 Total = 470 sq ft / 43.6 sq m  
 For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Charters Estate Agents Limited. REF: 857005



## SITUATION

This one double bedroom apartment is situated on the ground floor of this building which is tucked away in a quiet setting off Hulse Road within easy reach of the town centre, The Avenue, main railway station, the common and M3 motorway network. The apartment has been used for the busy rental market for a number of years so this may appeal to any buy-to-let landlords looking to add to their portfolio. Its low maintenance appeal and convenient location also make this a very attractive property for first time buyers. The accommodation comprises a bathroom off of the entrance hall and an open-plan lounge and kitchen area as well as a well-proportioned double bedroom. The property benefits from being fully double glazed. The apartment also has the added bonus of a secure allocated parking space.





#### **SPECIFICATION**

- No onward chain
- Ground-floor apartment
- One double bedroom
- Double glazing throughout
- Open-plan lounge and kitchen area
- Allocated parking
- Ideal first home or investment
- Close to the city centre

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band A

#### **ASKING PRICE**

£108,000

#### **TENURE**

Leasehold

Unexpired Years: 88

Annual Ground Rent: £200.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £818.00 (approx.)

*These details are to be confirmed by the vendor's solicitor and must be verified by a buyer's solicitor.*