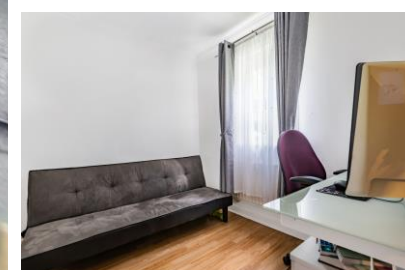




Marshall Place, 445 Winchester Road, Bassett, Southampton, Hampshire, SO16 7BD

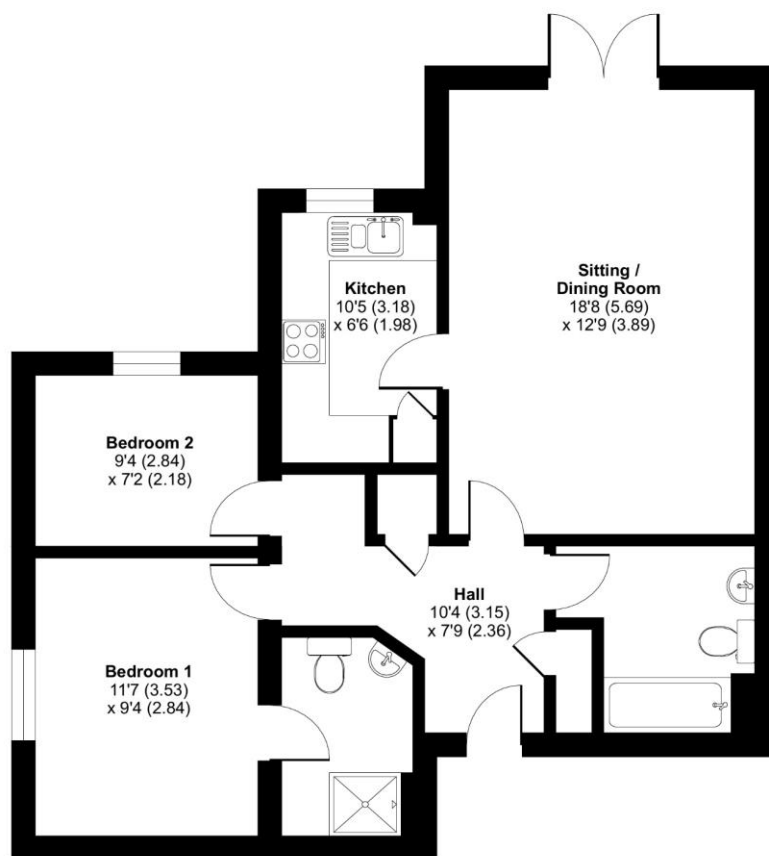


ACCOMMODATION

This ground floor modern apartment is offered to the market in excellent condition, located within the highly desirable suburb of Bassett within easy reach of the common, the university and general hospital. The accommodation is well-proportioned throughout, consisting of a welcoming hallway with two useful built-in storage cupboards, a spacious sitting diner measuring 18ft in length with double glazed doors opening onto your own private patio space overlooking the communal gardens and a separate modern kitchen. The principal bedroom features an en-suite shower room whilst the generously-sized second bedroom is served by the family bathroom. The size of the apartment, the low maintenance lifestyle on offer, and the excellent location makes this the ideal first home or a great buy to let investment opportunity. Externally, there is secure allocated parking located under the cover of a carport and access to the communal gardens. Further benefits include double glazing and gas fired central heating throughout.



Approximate Area = 722 sq ft / 67.1 sq m
For identification only - Not to scale



GROUND FLOOR



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: 857167



| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) A | | |
| (81-91) B | | |
| (69-80) C | 74 | 77 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

SITUATION

Bassett is a popular residential suburb forming a large part of north Southampton and offering potential homeowners' diversity of property as well as being a pleasant environment to live in. Excellent recreational facilities are provided by the common, sports centre and the city golf course that boast a thousand acres of green open space whilst Stoneham golf and Chilworth golf club offer further facilities for the serious enthusiast. Bassett is superbly connected with access to the M3 & M27 motorways that allow access to regional towns and cities whilst The Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University campus is found nearby in Highfield whilst The General Hospital is less than two miles distant. A wide variety of popular schools from nursery age upwards are found within the vicinity both in the public and private sector.



SPECIFICATION

- Modern apartment
- Two well-proportioned bedrooms
- Built-in storage cupboards
- 18ft Sitting/ dining room
- En-suite
- Secure, allocated parking
- Located close to the General Hospital and University

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £235,000

TENURE

Leasehold

Unexpired Years: 103 years remaining

Annual Ground Rent: £80.00

Annual Service Charge: £1360.00

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