



Chelwood Gate, Glen Eyre Road, Bassett, Southampton, Hampshire, SO16 3TZ

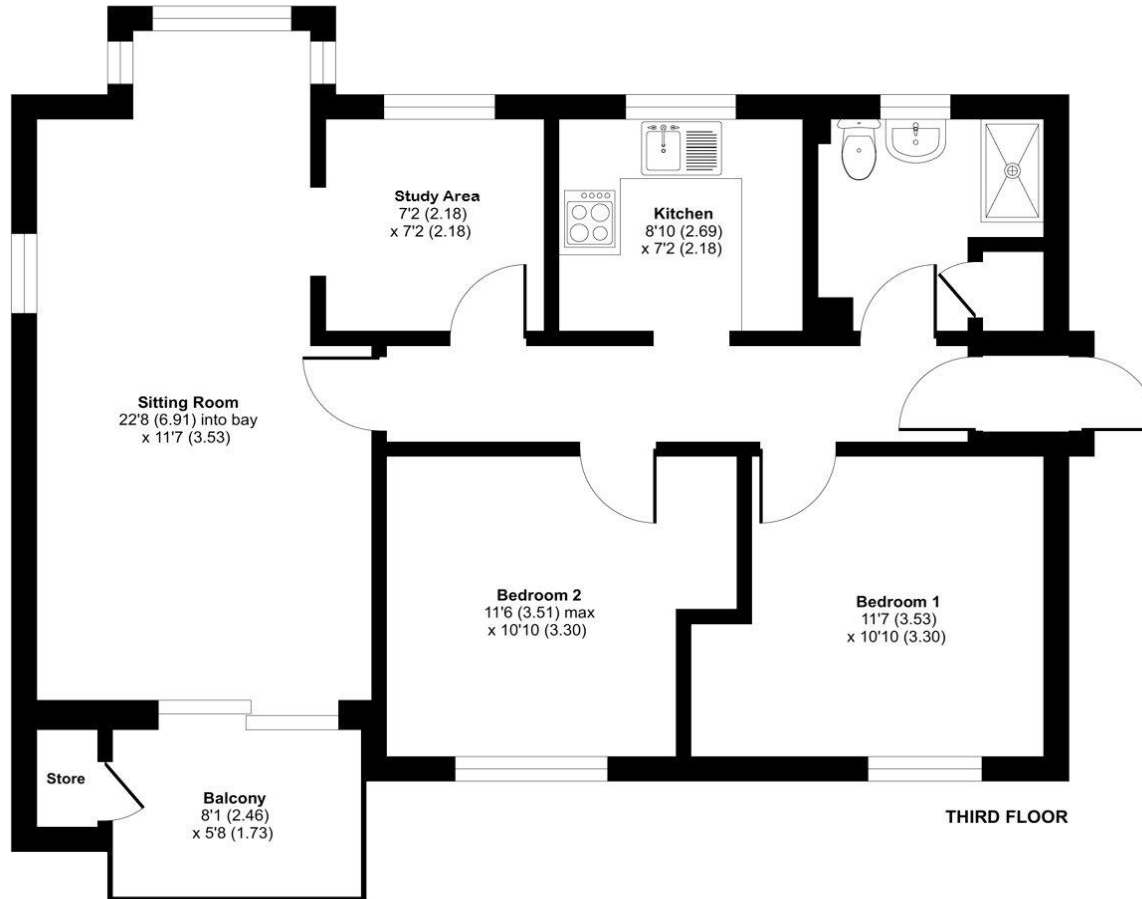


ACCOMMODATION

Charters are delighted to offer for sale this third-floor apartment in a quiet and tucked away setting in the highly desirable location of Bassett just a short distance from the Avenue, access to the M3 motorway network, the university campus, the general hospital, and the main railway station. The property is ideally placed also for access to the city centre and London Road and Bedford Place along with the West Quay retail park and shopping centre. There is also a main bus route close by to the building along The Avenue. The well-proportioned accommodation comprises of a 20-foot lounge/ dining room, the kitchen, the family bathroom, and a very handy study area, off the lounge, which could be transformed into a third bedroom with the addition of a stud wall. There is secure, allocated parking within the carport opposite the entrance to the building.

Approximate Area = 712 sq ft / 66.1 sq m (excludes store)

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	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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n'cheom 2023. Produced for Charters Estate Agents Limited. REF: 955599



SITUATION

Southampton is a thriving commercial port with a population in excess of 250,000 and achieved city status in 1964 due to its contribution to trade and the economy. The city centre offers an extensive range of shopping and leisure facilities ranging from small boutique outlets to major department stores including the landmark West Quay shopping mall. Restaurants, bars and cafes cater for every taste and the Cinema de lux offers the finest film viewing experience. Numerous pleasant parks together with The Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Championship football is played at St Marys and the Ageas Bowl is the home of Hampshire cricket hosting domestic and international matches together with live music events. The Guildhall and Mayflower theatres host a wide and eclectic range of plays, opera, ballet and musicals and the public art gallery in the civic centre has a famous and acclaimed collection.



SPECIFICATION

- Ideal investment opportunity
- Highly desirable Bassett location
- Easy reach of the general hospital
- Close proximity to the university campus
- Two well-proportioned bedrooms
- Secure car port parking
- 20-foot lounge dining room
- No onward chain
- Additional study area

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

ASKING PRICE

£200,000

TENURE

Leasehold

Unexpired Years: 85

Annual Service Charge: £1,729.06

Annual Ground Rent: N/A

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

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