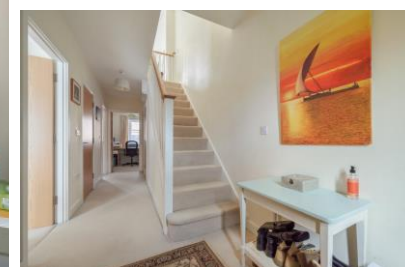




Archers Road, Banister Park, Southampton, Hampshire, SO15 2YD



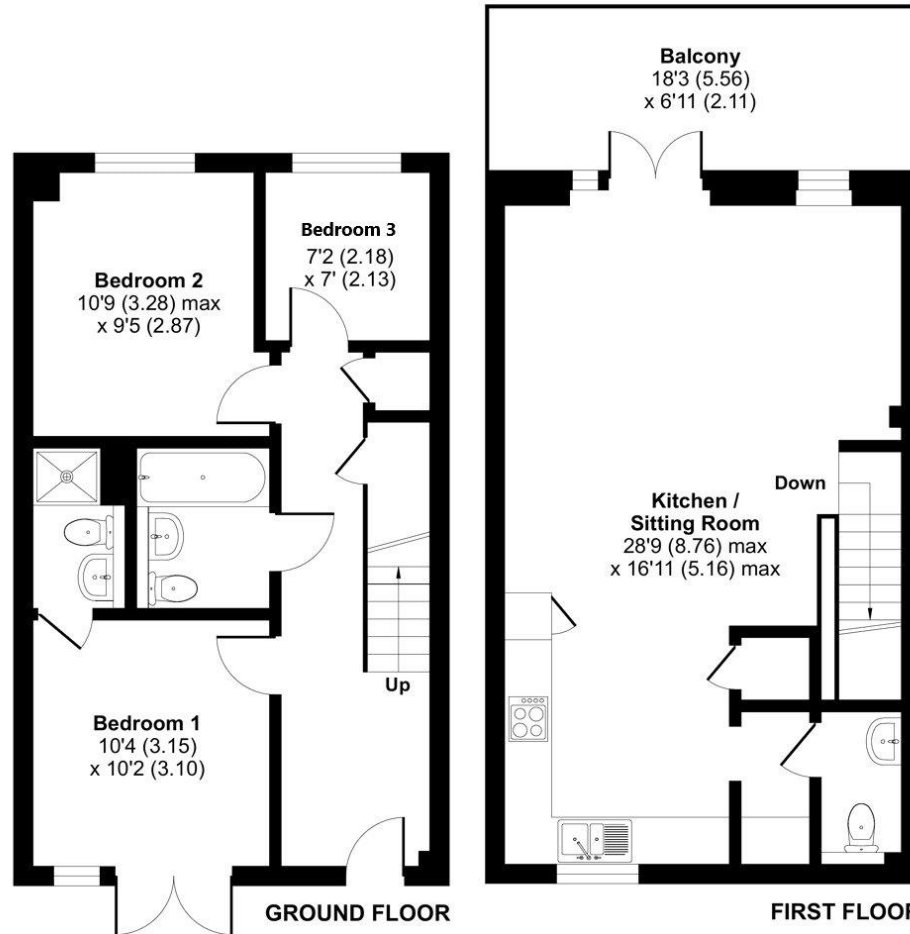
ACCOMMODATION

Charters are delighted to offer for sale this split-level duplex apartment which was constructed in 2013 and is located within the highly desirable location of Banister Park. The property offers 'upside down' accommodation and is in ready to move straight into condition. The entrance hallway boasts two large storage cupboards and doors leading you the principal bedroom, which benefits from an en-suite shower room, and two further bedrooms which are served by the family bathroom. Upstairs you will find the large, bright and sunny open-plan kitchen/dining/sitting room which provides a wonderful space for entertaining. There is also a very handy utility area with additional WC on the first floor. There is access from the lounge area to a private balcony, an enclosed and low maintenance private garden to the front, and a secure allocated parking space. The property is ideally situated a short distance away from the town centre, main railway station, the cafes, bars and restaurants in London Road and Bedford Place, the Common and access to the M3 motorway network.



Approximate Area = 986 sq ft / 91.6 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	86	86
(69-80)	C		
(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/checon 2023. Produced for Charters Estate Agents Limited. REF: 974665



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. Premier league 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, Mayflower and Nuffield 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

- Private front garden
- Three bedrooms
- Large open-plan kitchen/dining/sitting room
- Private balcony
- Bathroom and en-suite shower room
- Allocated parking space
- Close to town centre and main railway station
- Walking distance to the Common

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

£290,000

TENURE

Leasehold

Unexpired Years: 114

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1590.08

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