



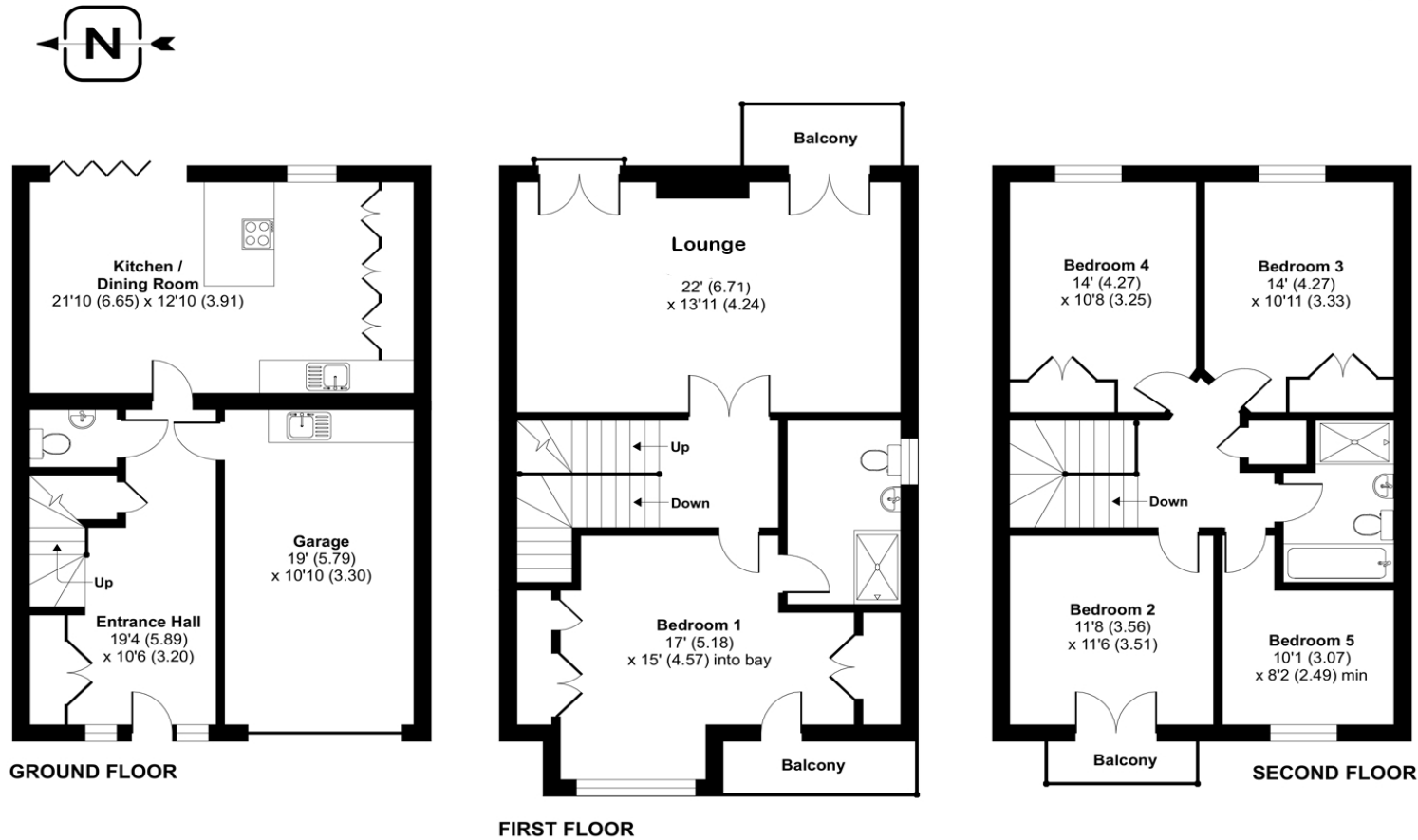


## ACCOMMODATION

One of Bassett's finest townhouses! This exceptional end of terrace residence will appeal to discerning purchasers seeking a quality home that is beautifully presented throughout. Set within a gated development on the much-favoured West side of Bassett Avenue, the property is ideally located for access to the University campus and General hospital, with The Common, golf course and sports centre all found nearby. The ground floor comprises a large hallway with a cloakroom and a generously sized garage that includes a utility area. The stunning kitchen/dining room has a quality range of bespoke units with bi-fold doors opening to the garden. On the first floor the elegant lounge has a balcony, together with a Juliet balcony, whilst the superb principal bedroom also boasts a balcony and a stylish en-suite shower room by Porcelanosa. The second floor has four well-proportioned bedrooms, one with a balcony, and a tastefully appointed bathroom with a quality suite by Laufen. Outside there is a driveway with parking for two cars and the minimal maintenance rear garden has an attractive leafy outlook.

Approximate Area = 2206 sq ft / 205 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlcocom 2023. Produced for Charters Estate Agents Limited. REF: 953493



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	84
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

### SITUATION

Bassett is a highly sought after residential area due to the close proximity of The University campus that provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied programme of cultural events. The Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by, with Southampton Central train station conveniently nearby offering a direct route to Gatwick and London. The Parkway railway station additionally provides a fast route to Waterloo, with Southampton Airport just 2.5 miles away. Local shops are found in Winchester Road, whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex



#### **SPECIFICATION**

- A stunning end of terrace townhouse
- Sought-after gated development
- Immaculate presentation throughout
- Bespoke open plan kitchen/dining room
- First floor lounge with balcony and Juliet balcony
- Principal bedroom, balcony and Porcelanosa en-suite shower room
- Four further double bedrooms with Laufen bathroom
- Integral garage and parking for two vehicles

#### **LOCAL AUTHORITY**

Southampton City Council

Council Tax Band - F

#### **GUIDE PRICE**

Offers in Excess of £680,000

#### **TENURE**

Freehold

Estate Management Charge - £670 per annum.