



Jensen Court, Hulse Road, Banister Park, Southampton, Hampshire, SO15 2JW



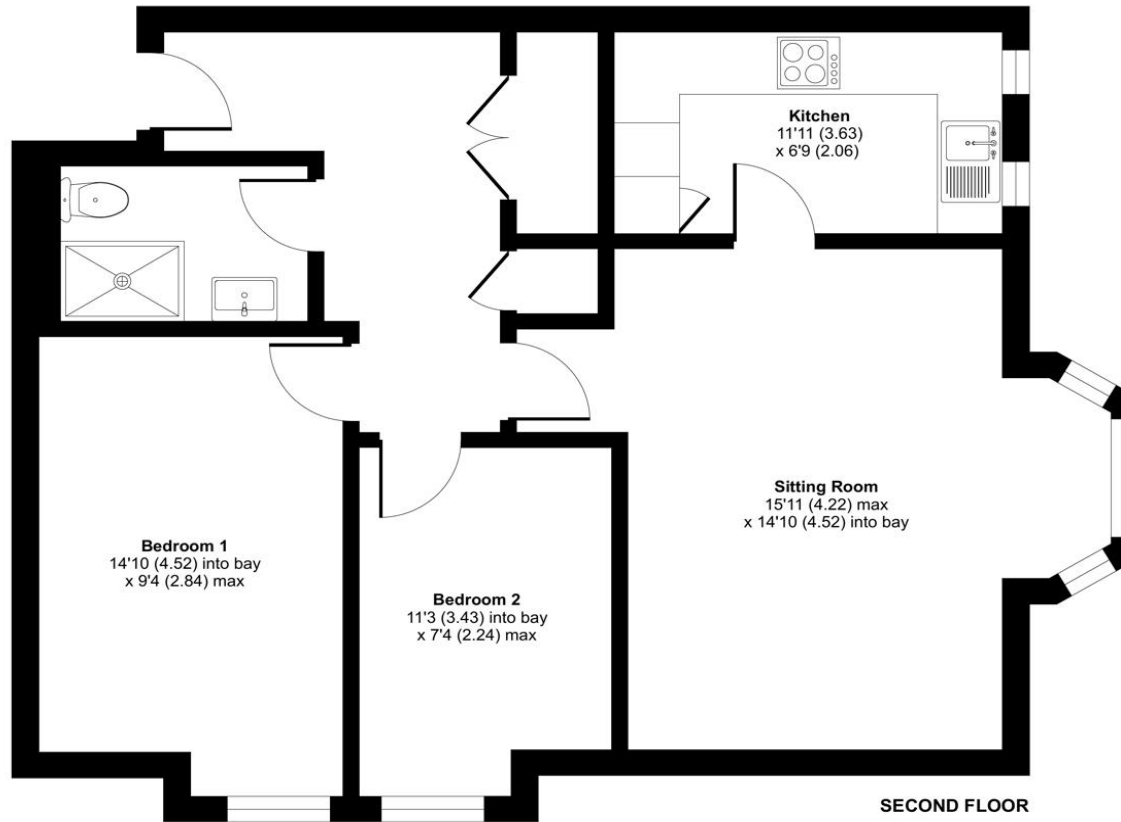
## ACCOMMODATION

Enviably positioned with easy connections to the M3 motorway network, the city centre, the central railway station, the town centre, the bars, cafes and restaurants on London Road and Bedford Place, as well as the 300 acres of open space at Southampton Common, this top floor apartment is in a much requested and highly desirable setting. The property benefits from the rare luxury of a separate garage which is ideal for additional storage, or for housing a prized vehicle, with residents' parking also available to the rear of the building. Internally, the accommodation comprises a 16ft sitting room with a beautiful bay window which provides ample space for entertaining/dining, a newly fitted kitchen benefitting from wall and base units and an induction hob, a shower room, and two generously sized bedrooms. The apartment also offers plenty of storage space with two large built-in cupboards in the entrance hall, the largest includes plumbing and space for washing appliances, together with the use of the loft space. The perfect property for first-time buyers, or downsizers alike.



Approximate Area = 703 sq ft / 65.3 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	72	78
(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). © nchecon 2023. Produced for Charters Estate Agents Limited. REF: 1001567



## SITUATION

Banister Park is a very popular and sought after residential area being conveniently placed for a level walk to the city centre in approximately ten minutes with the Common also found close by. The central railway station is found just off Commercial road whilst a variety of local shops, bars and cafes are nearby in Bedford Place with a Co-Op convenience store found in Archers road. The city centre features numerous pleasant parks and extensive high street shopping facilities including the West Quay shopping mall that now boasts a multitude of restaurants and the impressive Cinema de Lux. Frequent bus services pass nearby serving all parts of the city.



#### **SPECIFICATION**

- Top-floor apartment
- Two well-proportioned bedrooms
- Spacious lounge dining room with bay window
- Loft space
- Garage en bloc and residents' parking
- Close to city centre and Southampton Common

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **GUIDE PRICE**

Asking Price £195,000

#### **TENURE**

Leasehold

Unexpired Years: 113

Annual Service: £1,622.50

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