



James Weld Close, Banister Park, Southampton, Hampshire, SO15 2SW

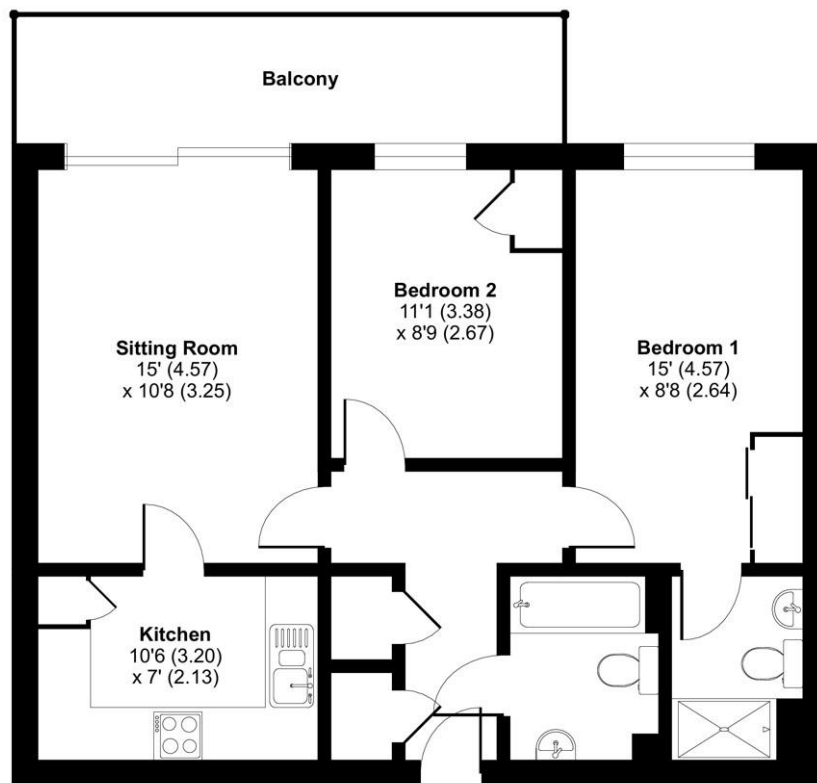


ACCOMMODATION

This modern, south-facing upper ground floor apartment overlooks a wonderful and quiet tree-lined park within the desirable Park Centrale development. Moments from The Avenue and The Common, it is also convenient for Southampton's vibrant city centre, its universities, Central Station and the M3 and M27 motorways. Wired for fibre broadband, it features two double bedrooms (one with en-suite), a bathroom, a spacious sitting / dining room, a separate kitchen, a large private balcony, gas central heating, a heat recovery system and allocated parking. The building benefits from key-coded and intercom entry, as well as a lift and stairs serving all floors. On entering the apartment, you are greeted by a welcoming hallway, providing ample storage and doors to the sitting / dining room, bedrooms and bathroom. The sitting / dining room is light and airy, with sliding glass doors to the balcony and its panoramic view of the tree-lined park, and a further glazed door to the modern kitchen, with its integrated SMEG and Zanussi appliances, walnut-fronted base and wall units and contrasting work surfaces. The two bedrooms are comfortable doubles with views of the park. As well as a double built-in wardrobe and TV point, bedroom one features an en-suite shower room. A further bathroom is appointed with a bath, shower mixer taps, pedestal wash basin, W.C. and modern partial tiling. This property is an ideal first home or investment opportunity.



Approximate Area = 656 sq ft / 61 sq m
For identification only - Not to scale



UPPER GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1011208



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | 74 | 74 |
| (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

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. 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

- Upper ground floor apartment
- Two double bedrooms
- Lounge/diner
- Large balcony
- Modern fitted kitchen
- En- suite shower room
- Three-piece bathroom
- No forward chain
- Ideal first home/investment opportunity

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

£230,000

TENURE

Leasehold

Unexpired Years: 111

Annual Ground Rent: £250

Ground Rent Increase: 100%

Ground Rent Review Period: 25 Years

Annual Service: £1376

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