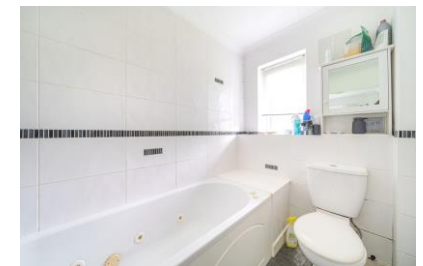




Bassett Wood Mews, 35 Bassett Crescent West, Bassett, Southampton, Hampshire, SO16 7DW



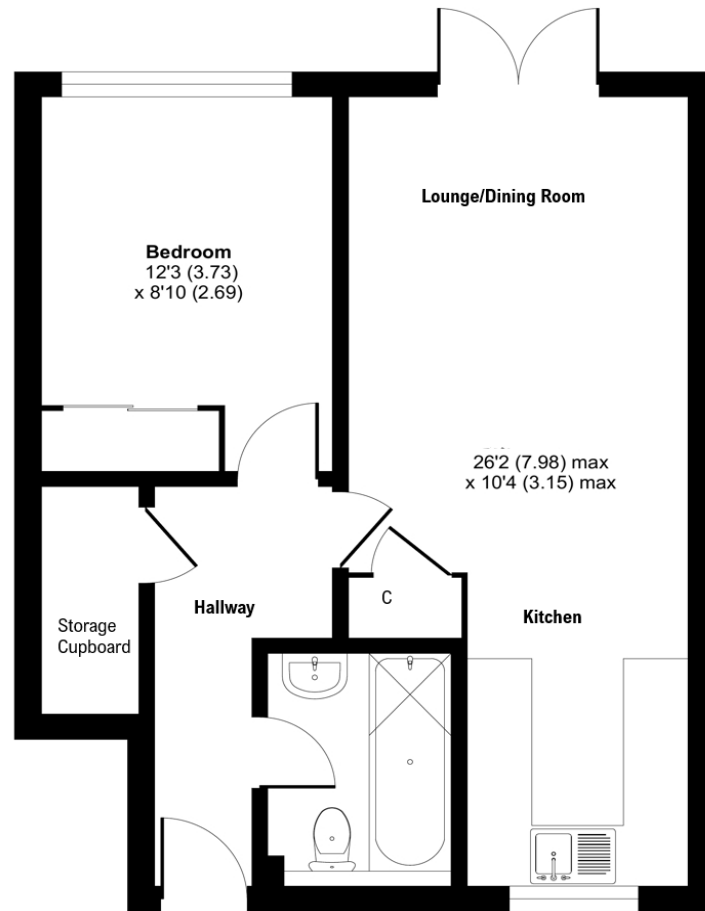
ACCOMMODATION

This ground floor maisonette is offered for sale with no forward chain and is found in a quiet road, ideally situated for access to the University campus in Highfield and the General Hospital, while The Common is found nearby. The development has proved ever popular and the automatic wrought iron gates create an impressive entrance. The accommodation benefits from double glazing and gas central heating (via Calor gas bottles) and comprises a hallway with a useful storage cupboard. The double bedroom has a rear aspect and fitted wardrobes and is served by the bathroom that has a three-piece white suite. The open plan lounge/dining room is a superb social space and has doors opening onto the garden. The newly fitted kitchen has a front aspect and fitted appliances. Outside there are attractive communal grounds and there is residents' parking. The private corner garden is an outstanding feature and is ideal for relaxing on sunny days and warm evenings. There is also a useful side area and two sheds.



Approximate Area = 500 sq ft / 46.4 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	67	
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1103786



SITUATION

Bassett is superbly connected with access to the M3 and M27 motorways that allow access to regional towns and cities whilst The Parkway railway station is located opposite the international airport that has a fast route to London Waterloo. The University campus is found nearby in Highfield whilst The General Hospital is less than two miles distant. The Common, golf course & sports centre are found close by together with a variety of local shops in Winchester Road. A number popular schools from nursery age upwards are found within the vicinity both in the public and private sectors.



SPECIFICATION

- Offered for sale with no forward chain
- Popular gated development close to The Common
- Ground floor maisonette
- Large garden with a useful side area
- Three-piece white bathroom.
- Double bedroom with fitted wardrobes
- Open plan lounge/dining room and modern fitted kitchen
- Residents' parking

LOCAL AUTHORITY

Southampton City Council

Council Tax Band - C

GUIDE PRICE

£185,000

TENURE

Leasehold - 999 years

No of years remaining - 1964

Annual ground rent - £100 (approx)

Expected increase and frequency - tbc

Service charge - £200 per quarter

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