



Westrow Road, Banister Park, Southampton, SO15 2NA



ACCOMMODATION

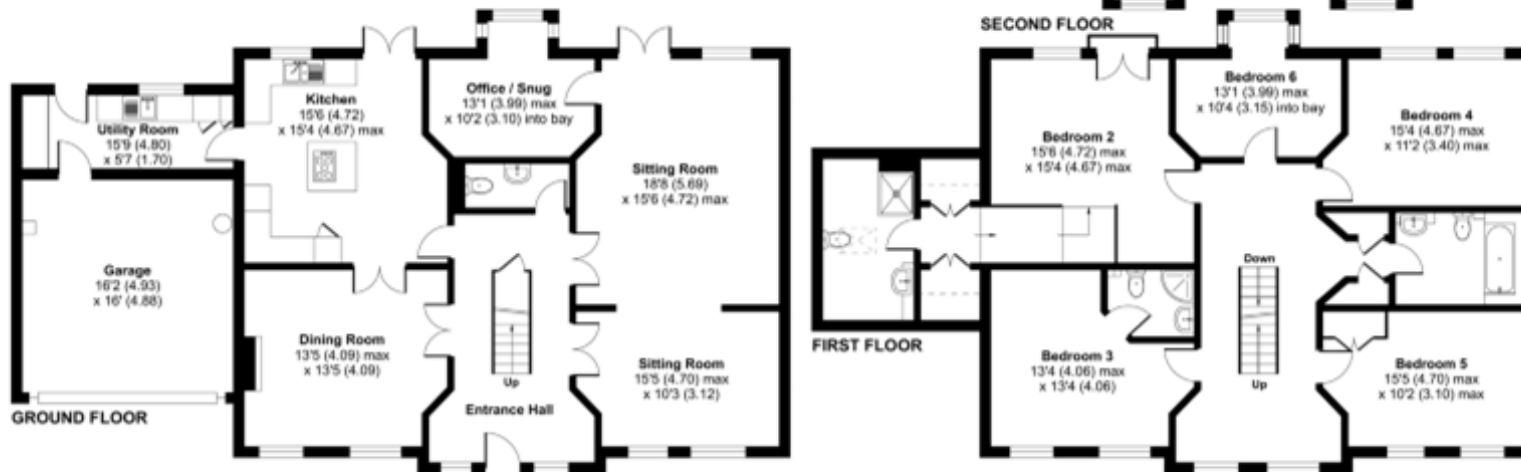
This exquisite six-bedroom Georgian-style detached home is available for immediate occupation. The distinguished property embodies timeless charm whilst maintaining a modern feel throughout. With its stunning exterior, the remarkable home benefits from a private gated driveway with parking for multiple cars as well as a double garage that can also be accessed internally. Spread over three floors, this home offers an abundance of living space, greeted by a spacious entrance hall with a grand staircase. On the ground floor are three generously sized reception rooms and a well-appointed kitchen/breakfast room with a separate utility area. The first floor comprises four large double bedrooms, two bedrooms benefiting with ensembles and two family bathrooms. Lastly, the third floor has a large either sixth bedroom or fourth reception room. The home is beautifully presented throughout and has recently been fitted with some new carpets downstairs. To the rear of the property is a lovely garden which is not overlooked. The property is offered on an unfurnished basis.



Denotes restricted head height

Approximate Area = 3186 sq ft / 295.9 sq m
Limited Use Area(s) = 137 sq ft / 12.7 sq m
Garage = 259 sq ft / 24.1 sq m
Total = 3582 sq ft / 332.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Charters Estate Agents Limited. REF: 1019771



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: G

GUIDE PRICE

£3,000 per month

DEPOSIT

Security Deposit: £3,346.15
(based on advertised rental price)
Holding Deposit: £669.23
(based on advertised rental price)

MINIMUM TERM

12 Months

SITUATION

Banister Park is a highly favoured residential area found within close proximity of the city centre and The Common. The central railway station is within walking distance and is found just off Commercial Road and allows access to London Waterloo. The attractive central parks offer superb open recreational space and the precinct offers excellent high street shopping including the West Quay mall that has numerous restaurants and the Cinema de Lux. Ocean village has a marina and the M3 & M27 motorway network allow access to regional towns and cities. Local shops, bars and cafes are found within walking distance in Bedford Place.

SPECIFICATION

- Grand Five Bedroom Home
- Detached with a gated private driveway
- Offered unfurnished
- Available for immediate occupation
- Three/Four Reception Rooms
- Double Garage



Your local multi-award winning agents



Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

73 The Avenue, Southampton, SO17 1XS
southampton@chartersestateagents.co.uk

