



Avington House, 1 Mayfair Gardens, Banister Park, Southampton, Hampshire, SO15 2TX





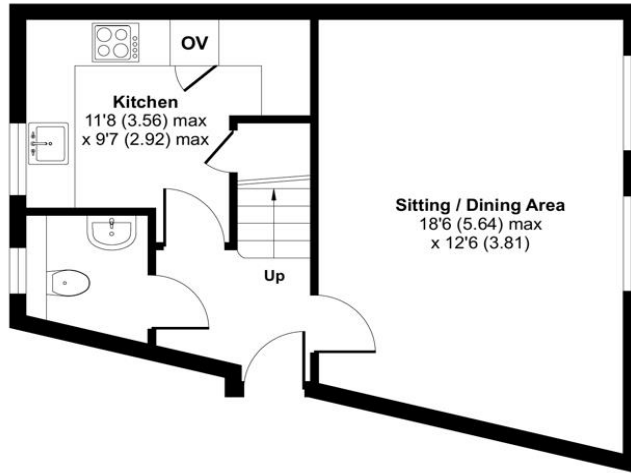
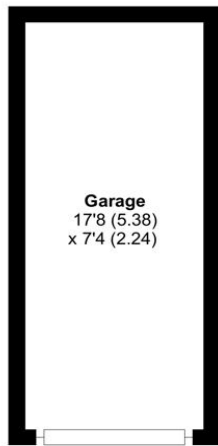
## ACCOMMODATION

Charming three-bedroom split-level maisonette positioned in a highly sought-after location within Banister Park, Southampton. A notable benefit of this property is the ornamental residents' garden. A further natural informal garden is found to the rear and is an enchanting area with seating, a small pond and mature shrubs.

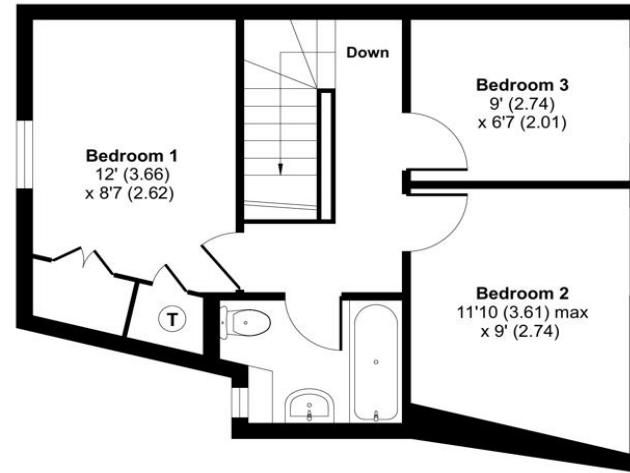
The entrance to the property is provided by your own external staircase leading to the front door. On the first floor, you will find a sitting/dining room, W/C and separate kitchen. A further internal staircase leads to the second-floor landing, here you will find three bedrooms served by the well-appointed bathroom. Other features this property enjoys are a garage, attic space, allocated parking, and visitor parking.



Approximate Area = 792 sq ft / 73.5 sq m  
 Garage = 130 sq ft / 12 sq m  
 Total = 922 sq ft / 85.5 sq m  
 For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	65
(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). © nlchecon 2024. Produced for Charters Estate Agents Limited. REF: 1077675



## SITUATION

Banister Park is a very popular and sought-after residential area that is 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 on 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**

- Split-level maisonette
- Lounge/dining room
- Separate kitchen
- Three bedrooms
- Bathroom and W/C
- Garage, visitor and resident parking
- Resident-only communal gardens

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band: C

#### **ASKING PRICE**

£265,000

#### **TENURE**

Leasehold

Unexpired Years: 95

Annual Ground Rent: £0

Ground Rent Increase: N/A

Ground Rent Review Period: N/A

Annual Service: £1312 (including the upkeep of the communal gardens)

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