



Seymour House, Seymour Road, Upper Shirley, Southampton, Hampshire, SO16 6RG



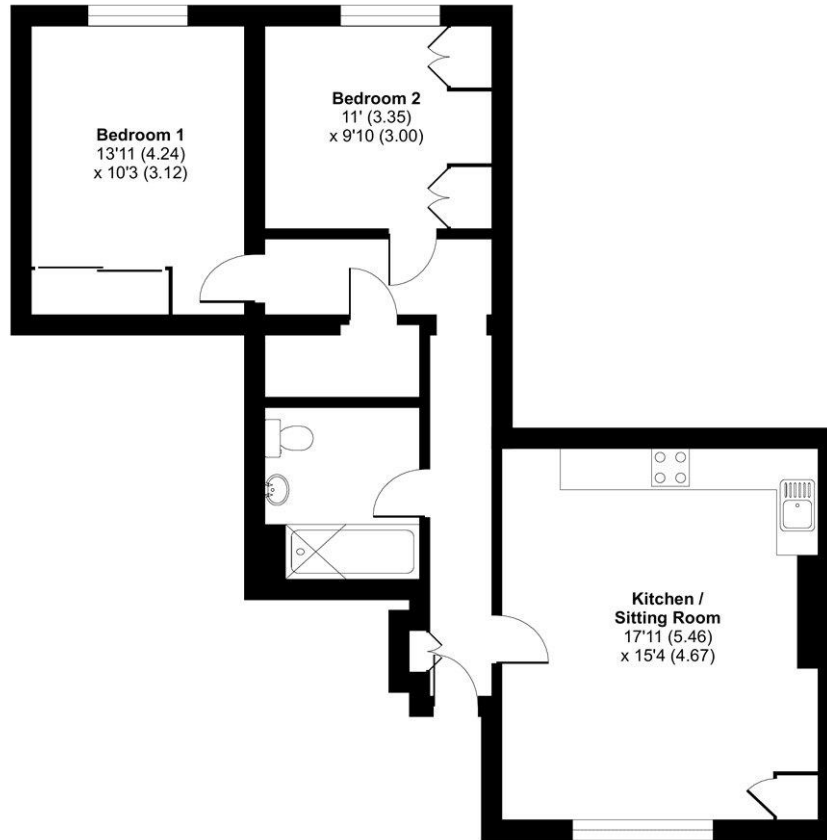


## ACCOMMODATION

Located in a quiet and leafy street in the highly desirable suburb of Upper Shirley is this spacious, well presented, bespoke ground floor apartment which comes with its own private garden to enjoy when the sun is shining as well as one allocated off road parking space with plenty of visitor parking, both on and off road and a private brick built shed providing good storage. There is also an attractive and spacious landscaped communal ground for all to use. Internally, the beautifully presented and well-proportioned accommodation comprises the entrance hall with a handy storage cupboard and laundry cupboard, the open plan social space of the sitting /dining and kitchen area and utility room. There are two generously sized double bedrooms both with fitted wardrobe cupboards and they are served by the family bathroom. Disclaimer: Planning application for external door pending.

Approximate Area = 752 sq ft / 69.9 sq m

For identification only - Not to scale



GROUND FLOOR

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	76	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
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). ©nche.com 2022. Produced for Charters Estate Agents Limited. REF: 875337



### SITUATION

Upper Shirley is a popular residential area with Hill Lane on its eastern boundary bordering The Common and Winchester Road on its western boundary leading to St James Park, both of which provide excellent recreational facilities and acres of green open space. Comprising predominantly 1930s characterful traditional houses, the area offers all styles of properties to suit every purchaser ranging from terraced and semi-detached houses to substantial detached family homes. It is also home to some of Southampton's finest eateries, pubs and schooling in both the state and private sectors as well as sixth form colleges.





#### **SPECIFICATION**

- No onward chain
- Allocated parking space
- Private garden and communal areas
- Open plan sitting / dining and kitchen area
- Two double bedrooms
- Stylish and modern ground floor apartment
- Remainder of 10-year new build warranty

#### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band B

#### **GUIDE PRICE**

Asking Price £265,000

#### **TENURE**

Leasehold

Unexpired Years: 108

Annual Ground Rent: £250

Annual Service: £ 1,679.61

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