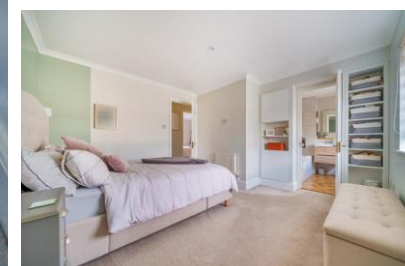
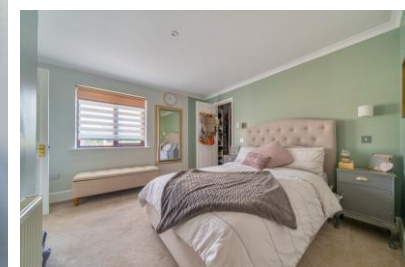




Mayfair Gardens, Banister Park, Southampton, Hampshire, SO15 2TW

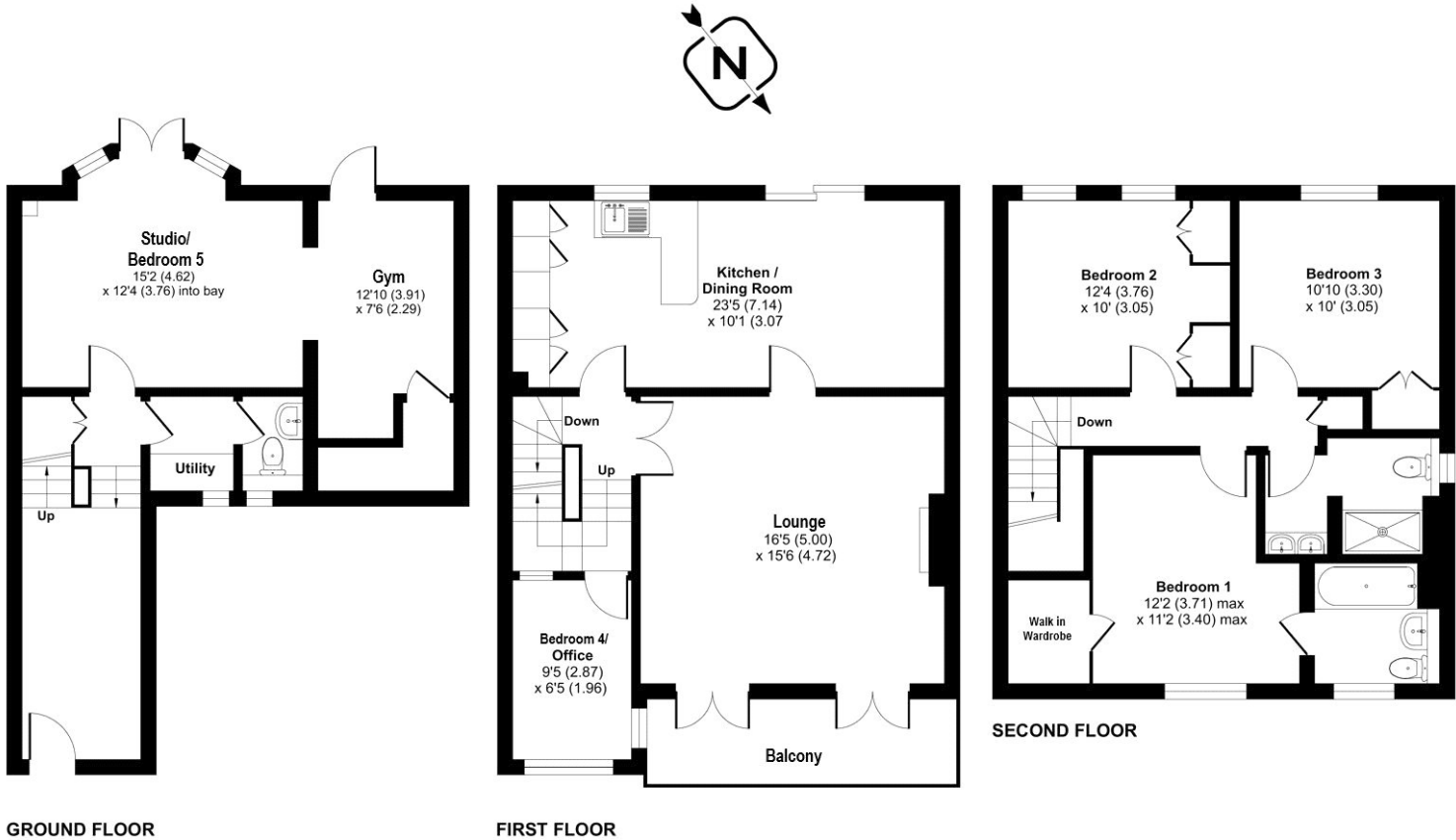




## ACCOMMODATION

A superbly presented end of terraced townhouse positioned in a highly sought-after location opposite the ornamental residents' garden that is a notable feature of this popular development. A further natural informal garden is found to the rear and is an enchanting area with seating, a small pond and mature shrubs. The layout is arranged over three storeys and has great flexibility covering most buyer's needs. The spacious entrance hall creates a favourable impression and steps lead down to the lower hall that has a utility area and a cloakroom. The studio is an optional bedroom with doors onto the patio and an open aspect to the gym (this entire area could be used as an annex or spacious guest suite). The first floor boasts high level ceilings and a stunning lounge that has twin sets of doors opening onto the balcony that overlooks the central residents' garden. Double doors lead to the open plan kitchen/dining room that is tastefully appointed with a quality range of units adorned with marble work surfaces and enhanced with Karndean flooring. The further room on this level can be used as a study or additional bedroom. On the top floor the landing has a useful store cupboard and a loft hatch. The generous sized principal bedroom has a front outlook with a walk-in wardrobe and a modern, fully tiled en-suite bathroom. Two further double bedrooms are served by a tastefully appointed shower room. Outside there is double carport providing parking for two cars. The patio enjoys a westerly aspect and is paved for minimal maintenance with mature bamboo plants and a pedestrian gate on the rear boundary.

Approximate Area = 1718 sq ft / 159.6 sq m  
For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	74
(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 2023. Produced for Charters Estate Agents Limited. REF: 1035615



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. Championship league 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**

- Superbly presented end of terraced townhouse
- Sought after city centre location close to the Common
- Impressive lounge with front aspect balcony
- Tastefully appointed open plan kitchen/dining room
- Lower ground floor studio, gym & cloakroom
- Main bedroom, walk-in wardrobe & en-suite bathroom
- Two further bedrooms served by a stylish shower room
- Double carport, parking & westerly facing patio garden

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band F

### **GUIDE PRICE**

Guide Price £585,000

### **TENURE**

Freehold

Annual Estate Management Charge £410

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