



Briarswood, Shirley, Southampton, Hampshire, SO16 6SQ

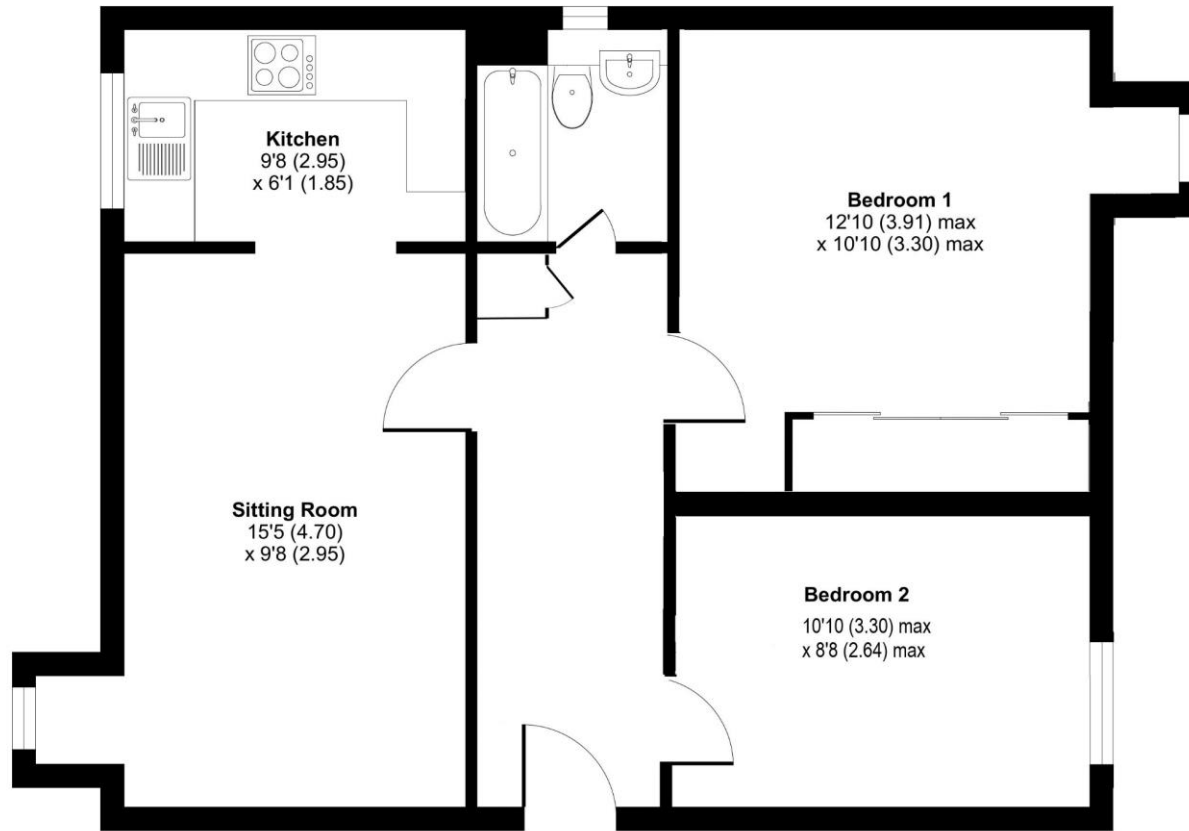


ACCOMMODATION

Charters are delighted to offer for sale this ground floor flat which benefits from the use of communal gardens and an allocated parking space. This property is handily located within close proximity of Shirley high street, the city centre, the general hospital, the M3 & M27 motorway networks, and the open spaces of St James Park and the common. The entrance hallway provides access to the generously sized sitting room, with an archway to the kitchen. There are two well-proportioned bedrooms both of which have built in storage, and are served by the family bathroom. The property would make a great home for first time buyers, those downsizing, and also be an excellent option for any buy to let landlords looking to add to their portfolio as the flat has been used for the rental market by the current owner for many years.

Approximate Area = 452 sq ft / 42 sq m

For identification only - Not to scale



FIRST FLOOR



This floor plan was constructed using measurements provided to ©nichecom 2023 by a third party. Produced for Charters Estate Agents Limited REF: 1062428



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

- No onwards chain
- Two bedrooms
- Allocated parking
- Communal gardens
- Close proximity to the general hospital

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £150,000

TENURE

Leasehold

Unexpired Years: 90

Annual Ground Rent: £106

Ground Rent Increase: TBC

Ground Rent Review Period: Annually

Annual Service: £2378

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