



Newitt Place, Bassett, Southampton, Hampshire, SO16 7FA

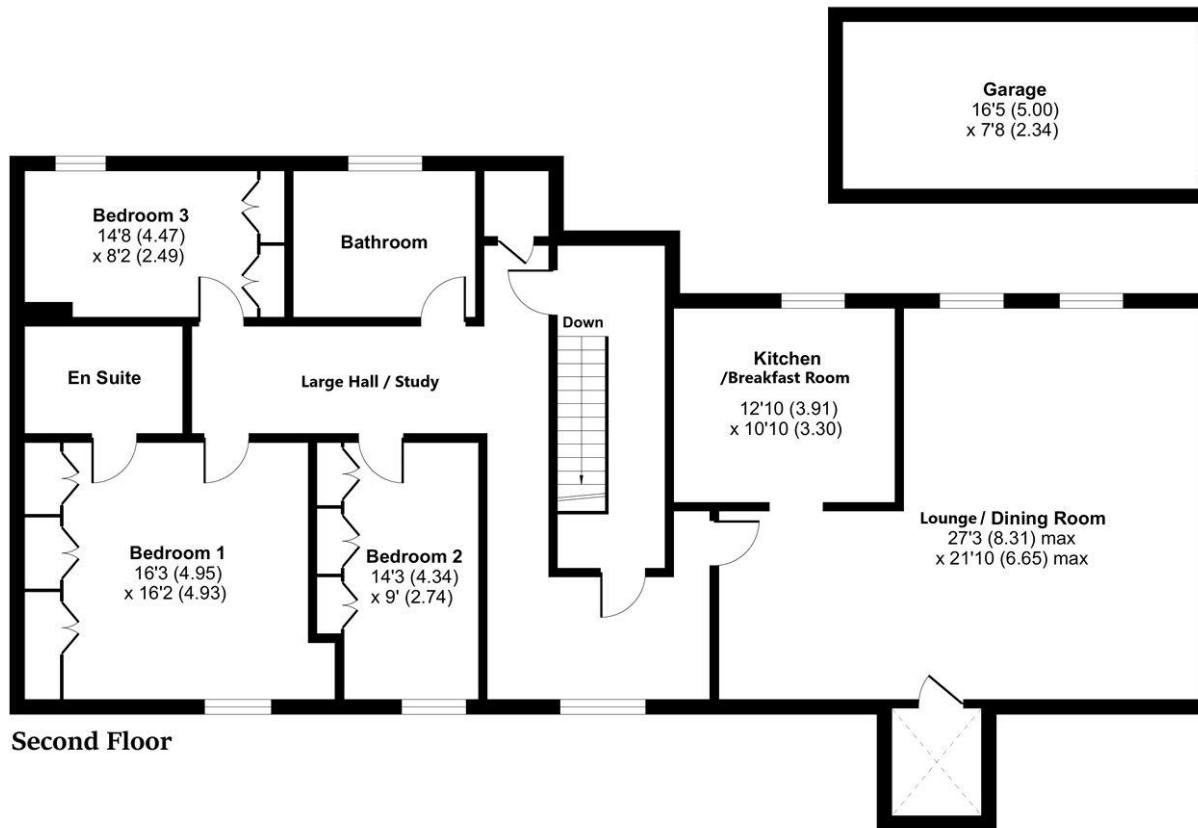
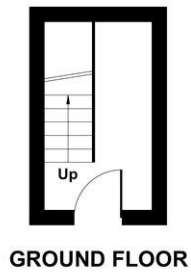


ACCOMMODATION

A stunning penthouse apartment in a highly sought-after development on the much-favoured West side of Bassett Avenue offering superb accommodation approaching 2000 square feet in size. This impressive residence will appeal to discerning purchasers seeking a "lock up and leave" home that offers stylish living with generously proportioned rooms with an attractive outlook in all directions and set in established gardens. There is a secure entrance with an intercom entry phone and stairs ascending to the landing that only serves this apartment. Two entrance doors lead to a large reception hall that has space for a study/ home office station. The lounge/dining room is an exceptional area and bathed in natural light with a marble fireplace creating a pleasing focal point for the room. The superb kitchen/breakfast room is well appointed with a quality range of units complemented with oak surfaces and ample space for informal meals. There are three double bedrooms that benefit from fitted wardrobes being served by a beautifully appointed en-suite and an impressive bathroom that displays a four-piece white suite. Outside there is an integral garage with a parking space in front while the mature communal grounds provide an attractive setting for residents to enjoy and have seating and stanchion lighting.



Approximate Area = 1774 sq ft / 164.8 sq m
 Garage = 126 sq ft / 11.7 sq m
 Total = 1900 sq ft / 176.5 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	79	79
(55-68) D		
(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). © nche.com 2023. Produced for Charters Estate Agents Limited. REF: 1060093



SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M3 & M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.



SPECIFICATION

- Penthouse apartment approaching 2000 square feet
- Large hallway with space for home office/study area
- Three double bedrooms, en-suite & separate bathroom
- Impressive open plan lounge/dining room
- Spacious kitchen/breakfast room
- Single garage with parking space in front
- Attractive communal grounds
- Highly sought after address close to the golf course

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: D

GUIDE PRICE

Guide Price £475,000

TENURE

Leasehold

Unexpired Years: 980

Annual Ground Rent: £207

Annual Service: £3,152

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