



Atherley Road, Shirley, Southampton, Hampshire, SO15 5DS



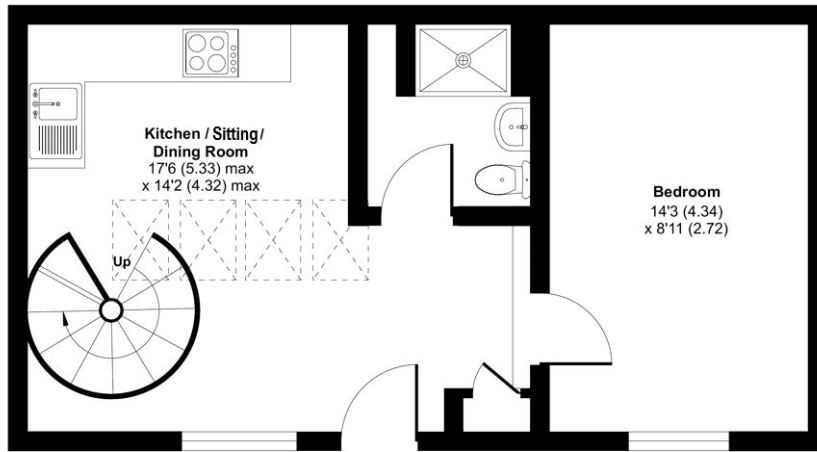
ACCOMMODATION

Charters are delighted to offer for sale this individual and stylish ground floor maisonette with its own private entrance, and parking space. The property is located within close proximity of Shirley's busy and bustling high street, the city centre, and the central railway station and it would make a great home for first time buyers, those downsizing or equally it may well appeal to any landlords looking to add to their portfolio as the current owner has had the property let out for £950 PCM. The accommodation which is accessed from a private front door consists of an open plan kitchen/ sitting/ dining room, a large shower room and the bedroom, which could also be used as an additional reception room. Above the living area is the mezzanine level, which is 17feet in length, and is currently being utilised as a bedroom, featuring built in storage. Outside, there is a lawned front garden and an allocated parking space to the side. The property is also offered for sale with the added benefit of no onwads chain.

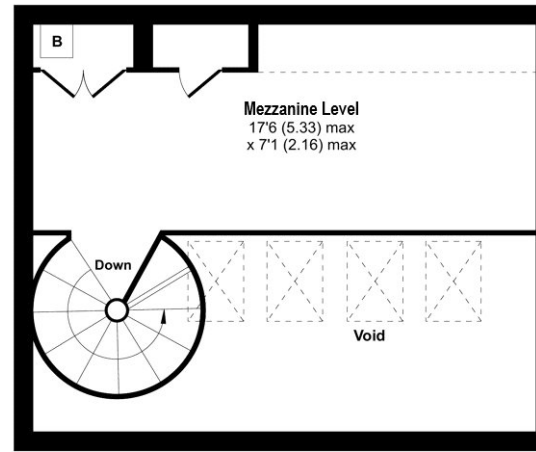


Approximate Area = 522 sq ft / 48.5 sq m (excludes void)
 Limited Use Area(s) = 15 sq ft / 1.4 sq m
 Total = 537 sq ft / 49.9 sq m
 For identification only - Not to scale

Denotes restricted head height



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(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). © nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1062199



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
- Allocated parking space
- Open plan lounge & kitchen area
- Close proximity to the city centre
- Within easy reach of central railway station
- Own private entrance
- Mezzanine level
- Ground floor bedroom/ sitting room

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

GUIDE PRICE

Asking Price £150,000

TENURE

Leasehold

Unexpired Years: 105

Annual Ground Rent: £250

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1950

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