

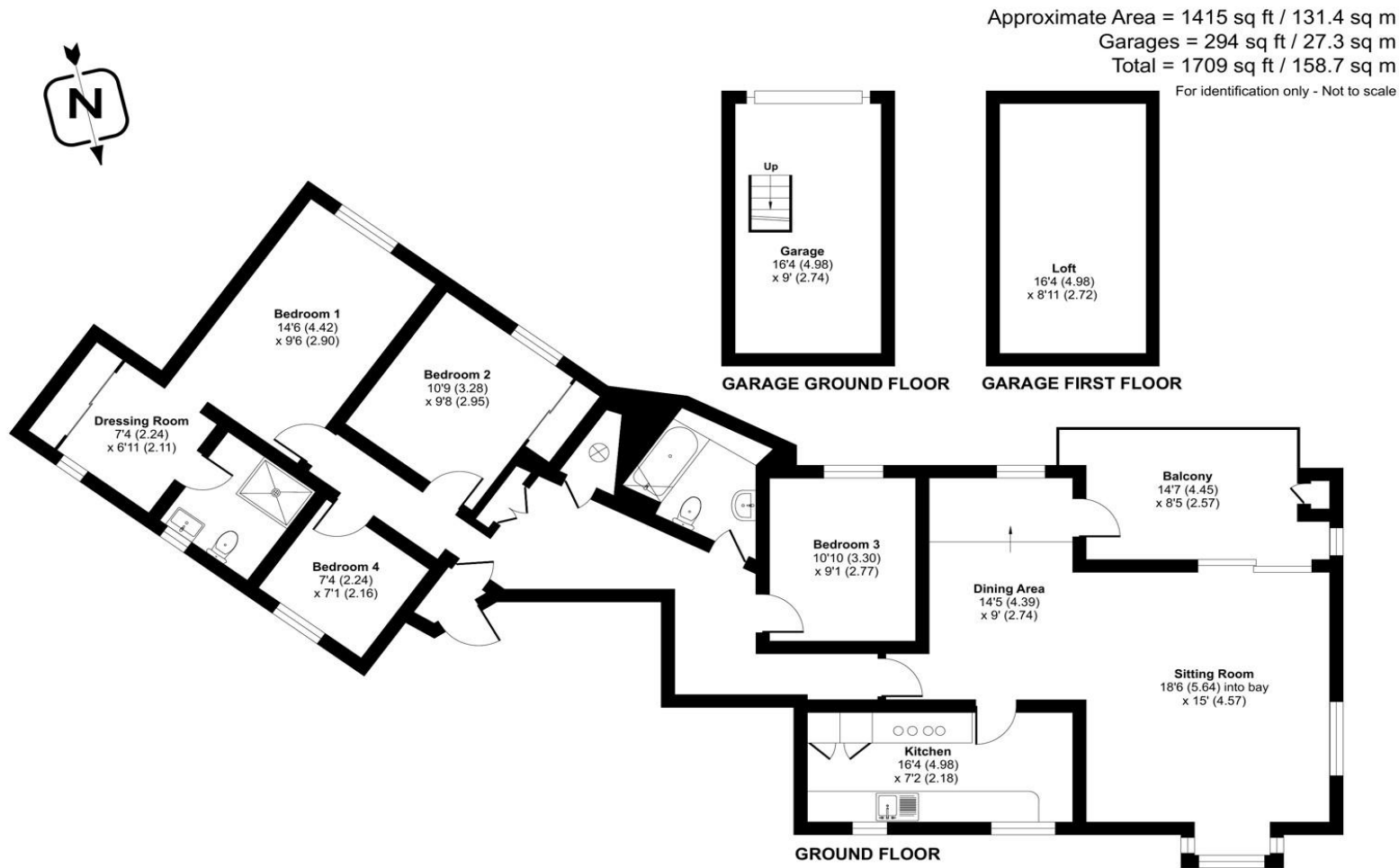


Chelwood Gate, Glen Eyre Road, Bassett, Southampton, Hampshire, SO16 3TZ



ACCOMMODATION

This larger than average top floor apartment is located within a highly desirable location just off of the Bassett Avenue and is within easy reach of the M3 motorway network, the city centre, the general hospital & university, and the open spaces on offer at the common and sports centre giving the property a favourable and convenient setting. The apartment, given its size, layout and Bassett location offers a unique opportunity to own such an individual property. Accessed via the internal staircase, or from the lift, once inside the apartment, the entrance hallway benefits from two useful storage cupboards, and leads you to all principal rooms. The main living area is the spacious open plan sitting room and dining area, which has access to the large private balcony. A separate modern kitchen comes with an array of integral appliances, glossy cabinets and a breakfast bar. There are four well-proportioned bedrooms, with the principal bedroom boasting a dressing room and en-suite shower adding a touch of luxury. The remaining three bedrooms are served by the modern family bathroom. The apartment, given its size, layout and Bassett location should appeal to many buyers as we feel that the apartment offers a unique opportunity to own such an individual property. Externally the property boasts a garage en bloc with handy loft storage, in addition to residents parking.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	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 2024. Produced for Charters Estate Agents Limited. REF: 1078557



SITUATION

Bassett is a highly sought after residential area due to the close proximity of The University campus that provides numerous facilities including The Jubilee sports complex that has an indoor swimming pool. The Turner Sims concert hall and popular Nuffield Theatre are also found nearby that host a varied programme of cultural events. The Common, Sports Centre and City Golf Course are within a short distance and provide excellent recreational open space. Access to the M27/M3 motorway network is close by and The Parkway railway station provides a fast route to Waterloo. Local shops are found in Winchester Road whilst the city centre is only two miles distant boasting major high street facilities and the West Quay shopping mall and cinema restaurant complex.



SPECIFICATION

- Garage with handy loft storage
- Residents parking
- Sitting/ dining room
- 4 well-proportioned bedrooms
- Private balcony
- Family bathroom & en-suite shower room
- Desirable Bassett location
- Close proximity to the general hospital & university

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

GUIDE PRICE

Asking Price £325,000

TENURE

Leasehold

Unexpired Years: 84 years approx

Annual Ground Rent: £0

Annual Service: £1815.68

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