



Archers Road, Banister Park, Southampton, Hampshire, SO15 2LS

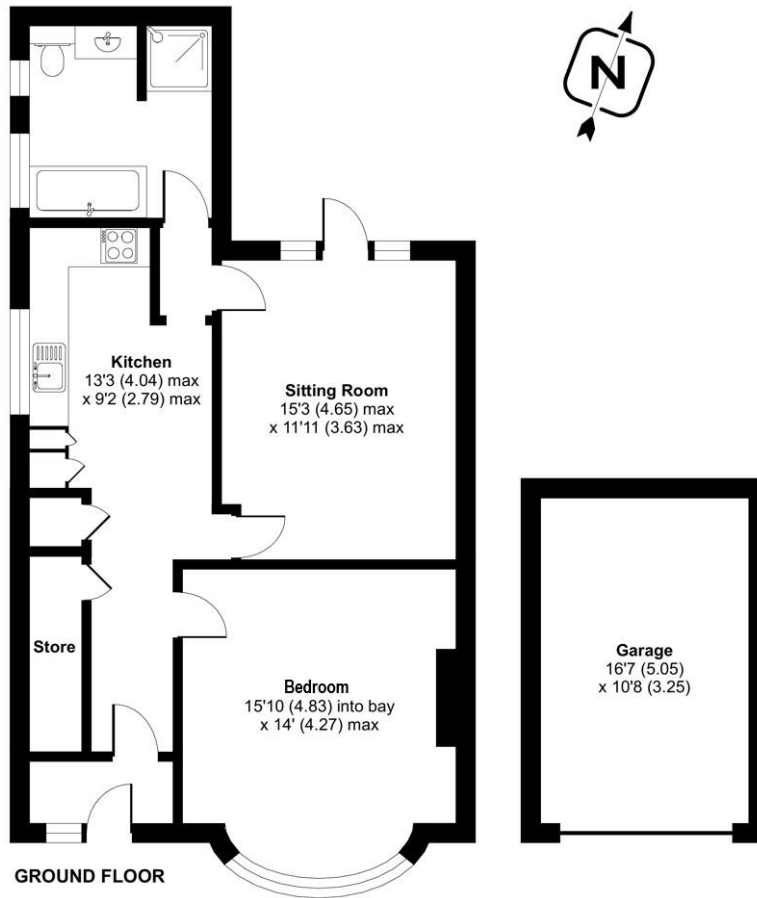


ACCOMMODATION

Charters are delighted to offer for sale this unique and rare to market ground floor garden flat, located within the much requested and highly desirable Banister Park district of the city. Ideally located within easy reach of the city centre, the central railway station, access to the M3 motorway network, the vast open spaces on offer at the common, and the bars, cafes and restaurants in London Road & Bedford Place. The apartment benefits from well-proportioned and well-presented accommodation. The 15-foot bedroom has a feature bay window, and is serviced by the luxurious and larger than average, four-piece bathroom suite. To the rear of the property, a sleek and stylish kitchen breakfast room boasts integrated appliances and is complemented by a handy utility /storage cupboard within the entrance hallway. A bright and airy sitting room completes the internal accommodation, and opens out to the private rear garden. Externally the apartment benefits from an impeccably maintained private garden, with mature borders, a low maintenance artificial lawn and a raised decking area to enjoy when the sun is shining. Further benefits include a garage, which provides excellent additional storage, and there is off road parking for two vehicles. The property would make an ideal purchase for first time buyers, those downsizing, and possibly for any buy to let landlords looking to add to their portfolio.

Approximate Area = 939 sq ft / 87.2 sq m (includes garage)

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	67	75
(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: 1097018



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

- Garage & Parking
- Generously sized private garden
- Walking distance to the common and the city centre
- Ideal first home
- Highly desirable Banister Park address
- Modern & Stylish kitchen
- 15-foot bedroom with bay window
- Sleek four-piece bathroom suite

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Offers Over £220,000

TENURE

Share of Freehold

Unexpired Years: 964

Annual Ground Rent: £0

Annual Service: £0

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