



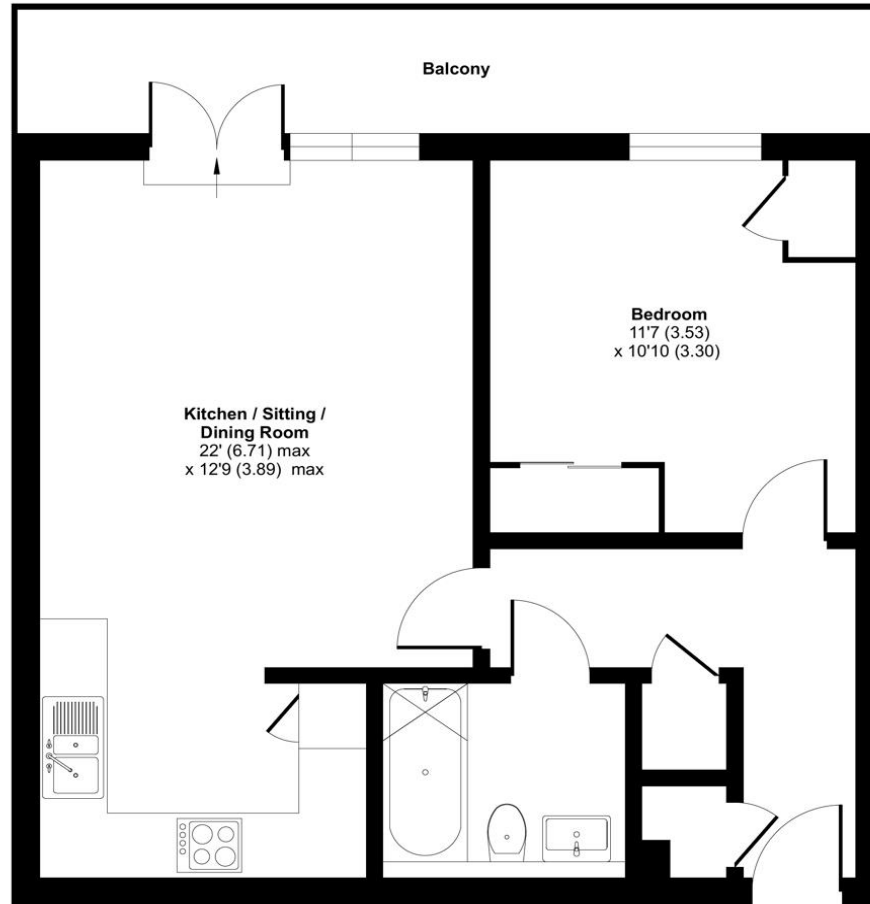


ACCOMMODATION

Offered to the market with no onward chain, this well-presented modern first floor apartment is located within the much-requested Park Centrale area and is conveniently placed within walking distance of the city centre, central railway station, Bedford Place's bars, cafes and restaurants, the 300 acres of open space on Southampton Common and is within easy reach of the university campus, The General Hospital and access to M3 motorway network. The internal accommodation comprises a welcoming entrance hallway with two handy storage cupboards, with doors leading to the double bedroom with built in storage, a modern three-piece spacious bathroom and a generously sized open plan kitchen/sitting/dining room, with an array of wall base and drawer units and integrated appliances including fridge-freezer, washing machine/drier, oven and hob as well as access to a private balcony.

Approximate Area = 539 sq ft / 50 sq m

For identification only - Not to scale



FIRST FLOOR



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: 1103104



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(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	

SITUATION

Banister Park is a very popular and sought after residential area being conveniently placed for a level walk to the city centre in approximately ten minutes with Southampton Common also found close by. The central railway station is found just off Commercial Road whilst a variety of local shops, bars and cafes are nearby in Bedford Place with a Lidl around the corner and a Co-Op convenience store found in Archers Road. The city centre features numerous pleasant parks and extensive high street shopping facilities including the West Quay shopping mall that now boasts a multitude of restaurants and the impressive Cinema de Lux. Frequent bus services pass nearby serving all parts of the city.



SPECIFICATION

- Well-presented first floor apartment with no onward chain and a lift to all floors
- Ideal first home or buy to let opportunity
- Walking distance to Southampton Common
- Close proximity to the city centre and railway station
- One double bedroom
- Private balcony
- Gas combination boiler for hot water and central heating
- Radiators with thermostatic radiator valves
- Double glazed throughout
- Wired for full fibre broadband 900 Mbps with too

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: B

GUIDE PRICE

Asking Price £155,000

TENURE

Leasehold

Unexpired Years: 113 Years Remaining

Annual Ground Rent: £250

Ground Rent Increase: 100%

Ground Rent Review Period: 25 years

Annual Service: £1,447.18

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