



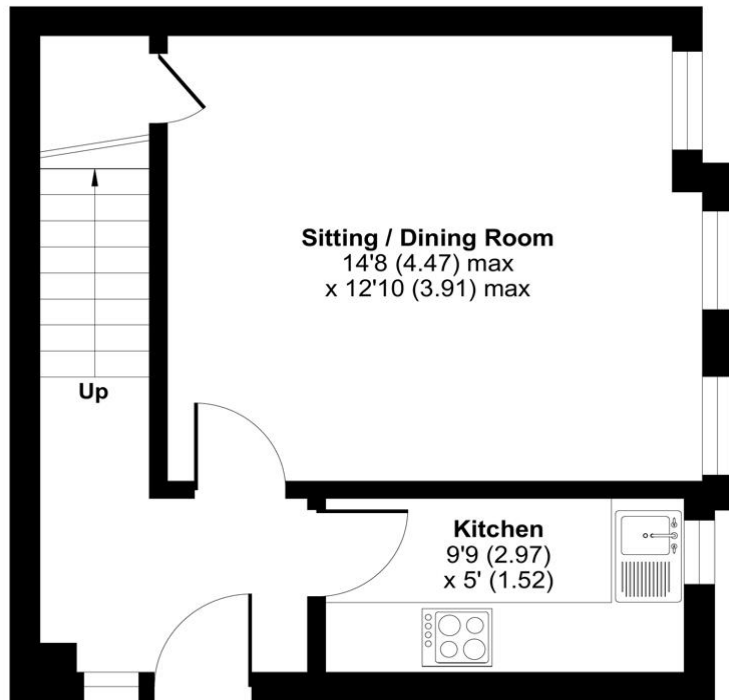


ACCOMMODATION

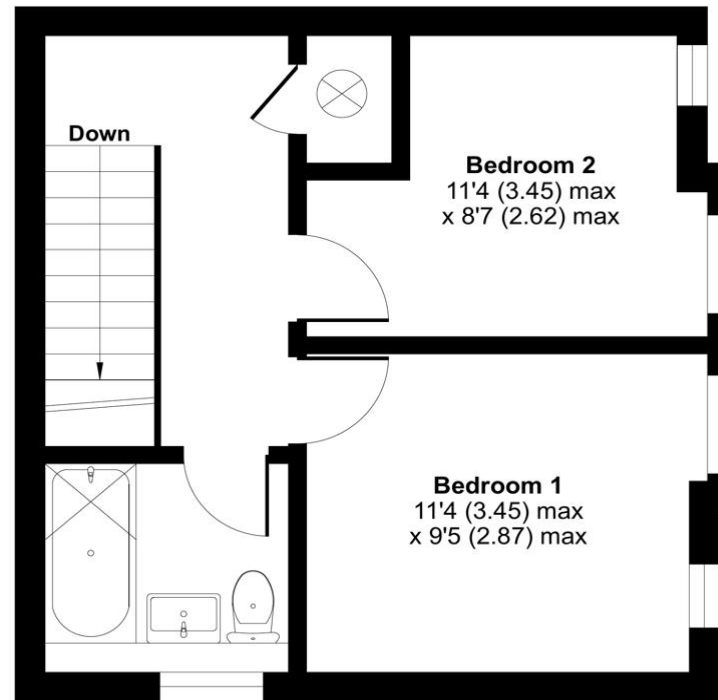
Located in the quietest of no through roads this delightful, spacious, split level two double bedroom maisonette is the ideal home for those who want the quiet life yet be within walking distance of the city centre and all of its daily amenities. A short walk away are the bars, cafes and restaurants of Bedford place and London Road, whilst you are also within close proximity of the central railway station, Southampton Common and excellent transport links across the city. The accommodation is accessed via the private entrance and consists of a hallway with stairs leading to the first floor and internal doors to the modern and stylish kitchen and the generously sized open plan sitting/dining room. Upstairs, the upper-floor landing has a handy built in storage cupboard and doors to the two well-proportioned double bedrooms and the family bathroom. Outside, there are communal gardens to enjoy when the sun is shining and residents and visitors parking.

Approximate Area = 654 sq ft / 60.7 sq m

For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	76
(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 2024. Produced for Charters Estate Agents Limited. REF: 1083218



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. Premier 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 and Mayflower 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

- Residents parking
- Private front door entrance
- Two well-proportioned bedrooms
- Walking distance to the city centre
- Communal garden area
- Generously sized sitting/dining room
- Split level maisonette
- Ideal first home or buy to let opportunity.

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: A

GUIDE PRICE

Asking Price £185,000

TENURE

Leasehold

Unexpired Years: 93 Years Remaining

Annual Ground Rent: £150

Ground Rent Increase: Potentially Double

Ground Rent Frequency of Increase: 25 Years

Annual Service: £2000

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