



Newitt Place, Bassett, Southampton, Hampshire, SO16 7FA



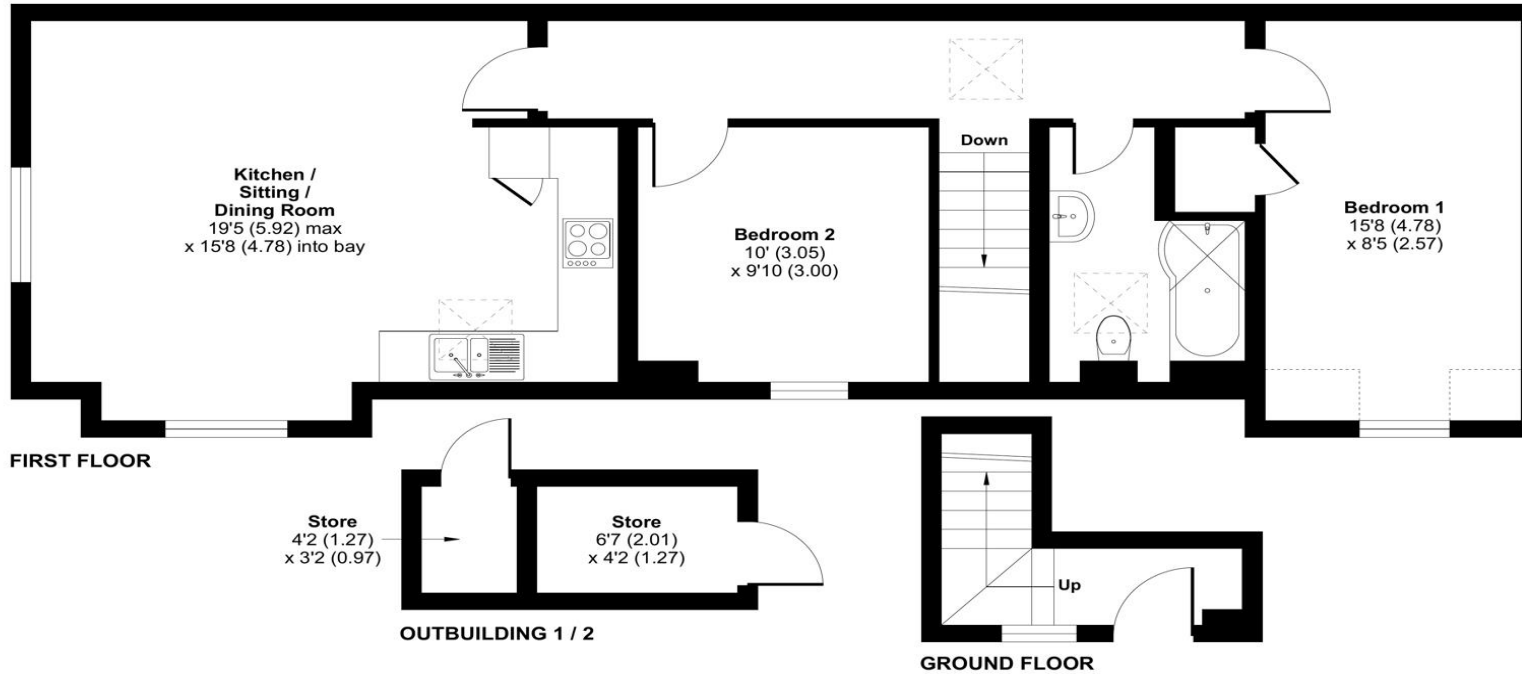
ACCOMMODATION

Offered to the market with the added benefit of there being no onward chain is this first floor maisonette with its own private entrance in a small building away from the main apartment block and benefits from the use of a communal garden area and allocated parking space. Located within a tucked away setting off of Bassett Avenue, the property is within easy reach of the M3 motorway network, the city centre, the open spaces on offer at the common and sports centre, as well as the general hospital and university. The property would make a great home for any first time buyers, or those downsizing, and a good choice for any buy to let landlords looking to add to their portfolio as the current owners have used the maisonette for the busy rental market for several years. The accommodation comprises a lovely open plan lounge, kitchen and dining area with integral appliances and is the ideal space for entertaining family and friends. There are two generously sized double bedrooms which are both served by the family bathroom. There are also two outside storage sheds along with the allocated parking and communal garden area.



Denotes restricted head height

Approximate Area = 760 sq ft / 70.6 sq m
 Limited Use Area(s) = 20 sq ft / 1.9 sq m
 Outbuildings = 41 sq ft / 3.8 sq m
 Total = 821 sq ft / 76.3 sq m
 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	77	77
(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). © n/checom 2024. Produced for Charters Estate Agents Limited. REF: 1078402



SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M3 & M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.



SPECIFICATION

- No onward chain
- Allocated parking space
- Communal garden area
- Two well proportioned bedrooms
- Own private entrance
- Open plan lounge kitchen and dining area
- Highly desirable Bassett address
- Easy reach of the general hospital & university campus

LOCAL AUTHORITY

Southampton City Council
Council Tax Band B

GUIDE PRICE

Asking Price £249,000

TENURE

Leasehold

Unexpired Years: 999

Annual Ground Rent: £0

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,200

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