



Redwood Way, Bassett, Southampton, Hampshire, SO16 3PU

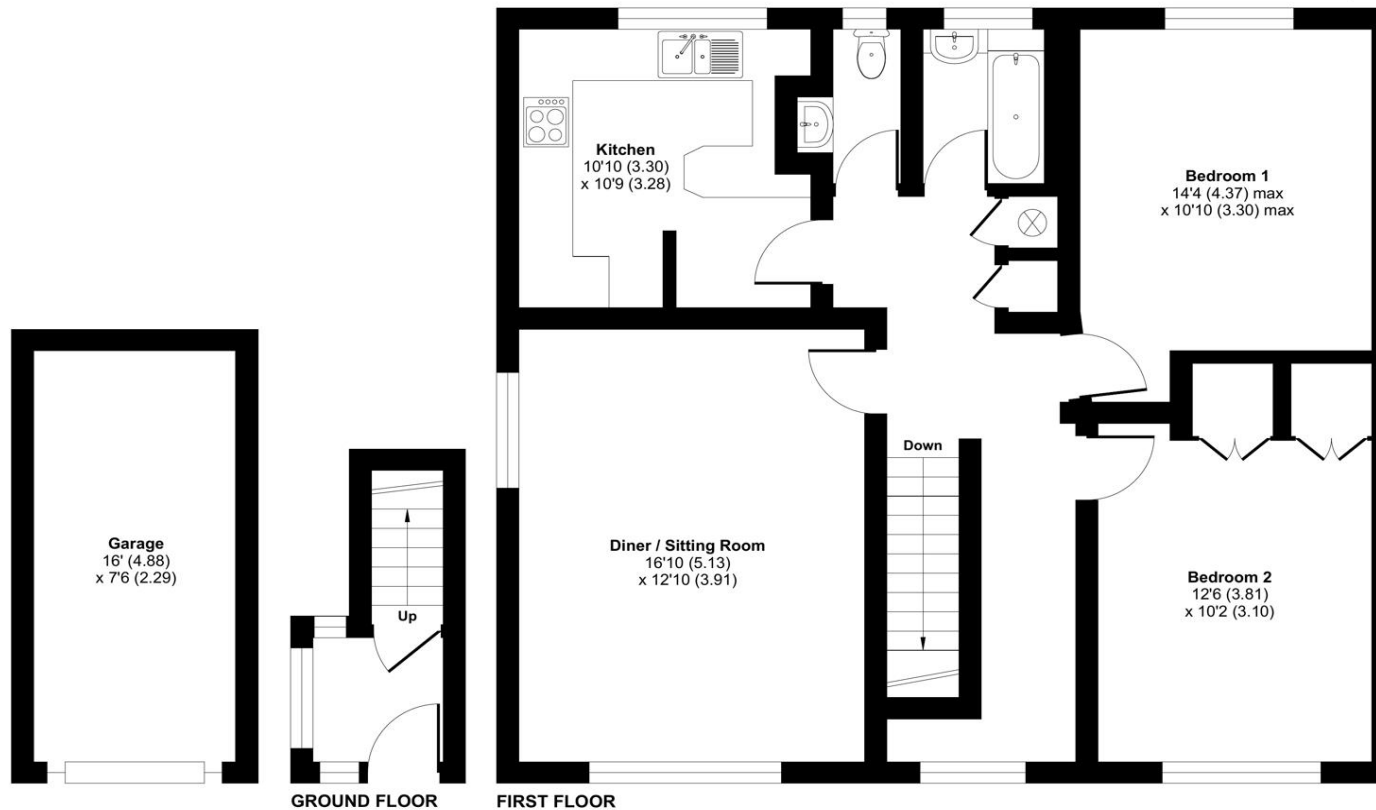




## ACCOMMODATION

Offered with no forward chain, this spacious first floor maisonette is positioned in a highly sought after residential area within a quiet back street and a short walk from Bassett Wood. The accommodation comprises a private entrance porch with a hallway and a staircase to the landing. Here there is a front facing window, two cupboards and space for a desk/home office area. The large, dual-aspect lounge has a delightful outlook while the rear aspect kitchen/breakfast room has a range of wall and base units and a breakfast bar. Two generous double bedrooms both have the benefit of fitted wardrobes and are served by a bathroom with a separate WC. Outside there is a driveway leading to a single garage found on the right that has electricity. There are front and rear communal gardens that offer an attractive, mature outlook.

Approximate Area = 944 sq ft / 87.7 sq m  
 Garage = 120 sq ft / 11.1 sq m  
 Total = 1064 sq ft / 98.8 sq m  
 For identification only - Not to scale



GROUND FLOOR

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: 1079690



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

## 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 also Southampton Airport is just 2.5 miles away. 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**

- Offered for sale with no forward chain
- Spacious first floor maisonette
- Highly sought after address close to Bassett Wood
- Large dual aspect lounge/dining room
- Kitchen/breakfast room, landing with study area
- Two double bedrooms with fitted wardrobes
- Bathroom & separate WC
- Driveway & single garage

### **LOCAL AUTHORITY**

Southampton City Council  
Council Tax Band C

### **GUIDE PRICE**

£227,500

### **TENURE**

Leasehold

Unexpired Years: 936

Annual Ground Rent: £TBC

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £700

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