



Bakers Court, 75A Anglesea Road, Shirley, Southampton, Hampshire, SO15 5BF

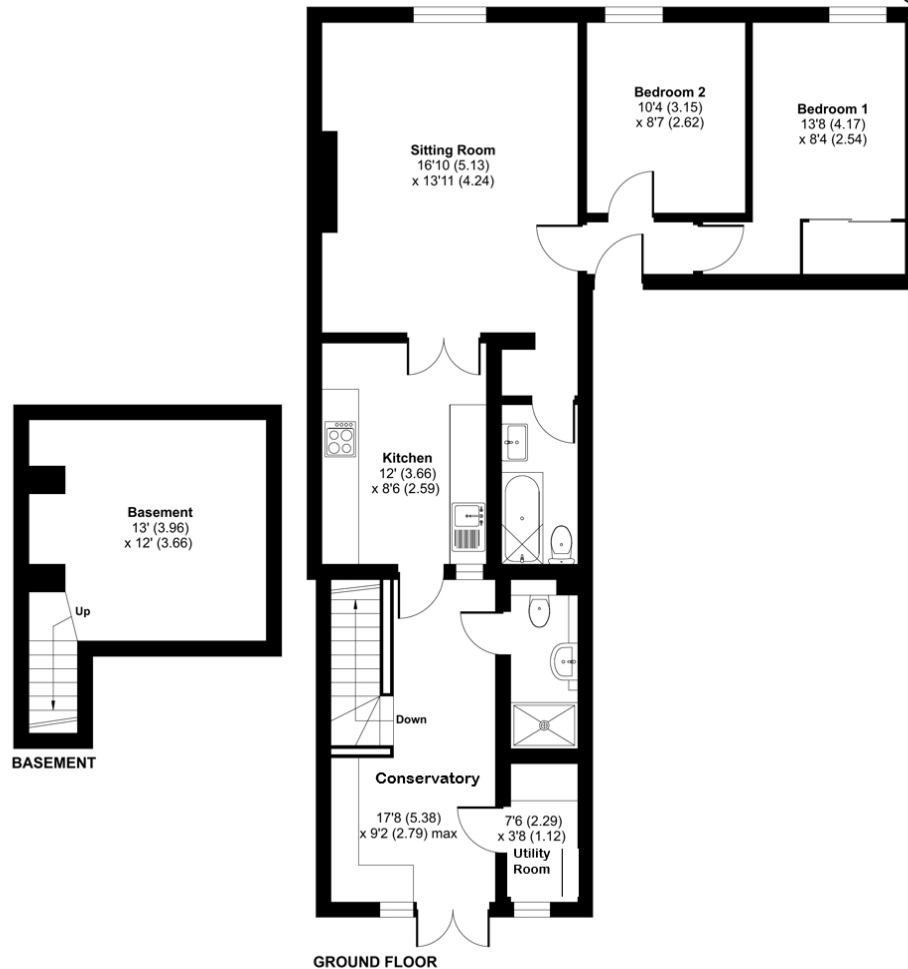


ACCOMMODATION

Charters are delighted to bring to the market this incredibly unique and individual ground floor apartment, which is conveniently placed within close proximity to The General Hospital, access to both the M3 and M27 motorway networks, Shirley High Street, the city centre, and the open spaces on offer at The Common and St James Park. To the front of the building, there are two allocated parking spaces for the apartment. Internally the well-proportioned and favourably laid out accommodation comprises of a hallway with doors to both of the bedrooms and an internal door which leads to the generously sized sitting room with high ceilings, large sash windows which flood the room with superb natural light and an attractive feature fireplace. From the sitting room there is access to the bathroom and the stylish and modern kitchen which displays a sleek range of wall and base units with complementing worksurfaces. From the kitchen, there is access to the 17 ft conservatory, an additional shower room and a handy utility room. Stairs from the conservatory lead you to a very usable cellar room, which is also generous in size. The apartment further boasts its own private rear garden to enjoy when the sun is shining. This apartment is a truly wonderful property which has to be seen to be fully appreciated.



Approximate Area = 827 sq ft / 76.8 sq m (excludes lean to)
 Outbuildings = 62 sq ft / 5.7 sq m
 Total = 889 sq ft / 82.5 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		
(55-68)	D	55	71
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



Scan the QR code to find out more information about this property.



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024.



SITUATION

Southampton 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

- Impressive ground floor apartment, well-presented throughout
- Close proximity to The General Hospital and Shirley High Street
- Two bedrooms
- Bathroom and shower room
- Spacious and elegant sitting room
- Versatile cellar room
- Conservatory and utility room
- Two allocated parking spaces
- Private rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band A

ASKING PRICE £250,000

TENURE

Leasehold 125 years
Unexpired Years: 104
Annual Ground Rent: £50
Ground Rent Increase: £100 (every 25 years)
Ground Rent Review Period: TBC
Annual Service: £ 906

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