



Ashridge Close, Banister Park, Southampton, Hampshire, SO15 2GX

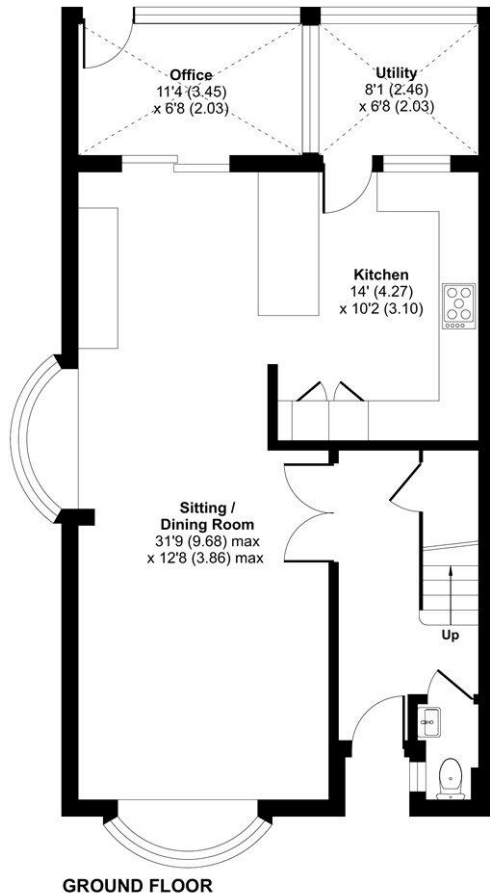


ACCOMMODATION

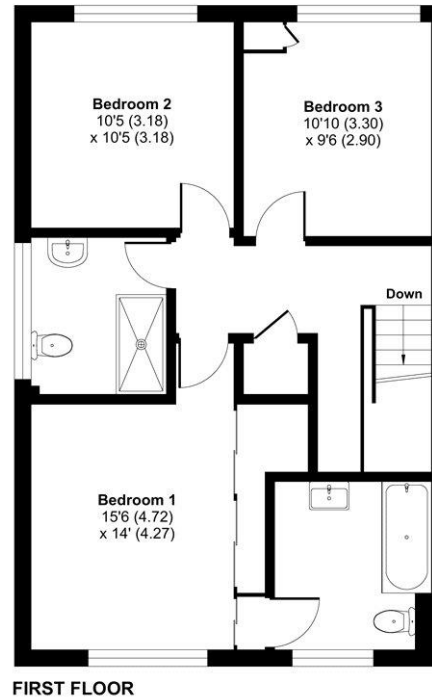
Charters are delighted to offer for sale this charming Neo-Georgian house located within a peaceful close, yet within easy reach of the town centre, the open space at the common, the central railway station, and the bars, restaurants and cafes in London Road and Bedford Place. Entering in via the entrance hallway, the well-presented and generously sized accommodation on the ground floor comprises a handy downstairs cloakroom/WC, and light and airy open plan living space. The sitting/ dining room, which measures in at over 31 ft in length, has a triple aspect, with two bay windows and sliding doors to the conservatory/office. This space connects seamlessly to modern, shaker style kitchen, with ample counter space, a butler sink and breakfast bar. The kitchen is complemented by a useful utility room. On the first floor, there are three well-proportioned bedrooms and a modern three-piece family shower room. The principal bedroom is served by its own bathroom suite and has fitted mirrored wardrobes providing plentiful storage space. Externally, the rear garden is laid to patio, with mature beds around the border, in addition to plenty of green space within the close for residents to enjoy. In addition, there is a garage en-bloc.

Approximate Area = 1452 sq ft / 134.8 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). © nche.com 2023. Produced for Charters Estate Agents Limited. REF: 992293



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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. Championship 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, Mayflower and Nuffield 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

- Quiet and tucked away setting
- Walking distance of the common and city centre
- Garage en bloc
- Highly desirable Banister Park address
- Three well proportioned bedrooms
- Cloakroom & En-suite bathroom
- Large open plan sitting and dining room
- Low maintenance rear garden

LOCAL AUTHORITY

Southampton City Council
Council Tax Band E

GUIDE PRICE

Asking Price £460,000

TENURE

Freehold

Annual Estate Management Charge £75

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