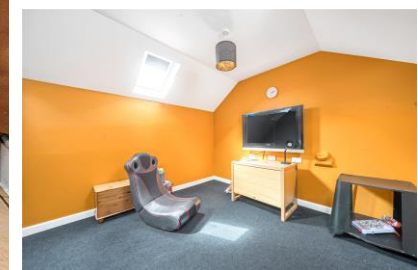




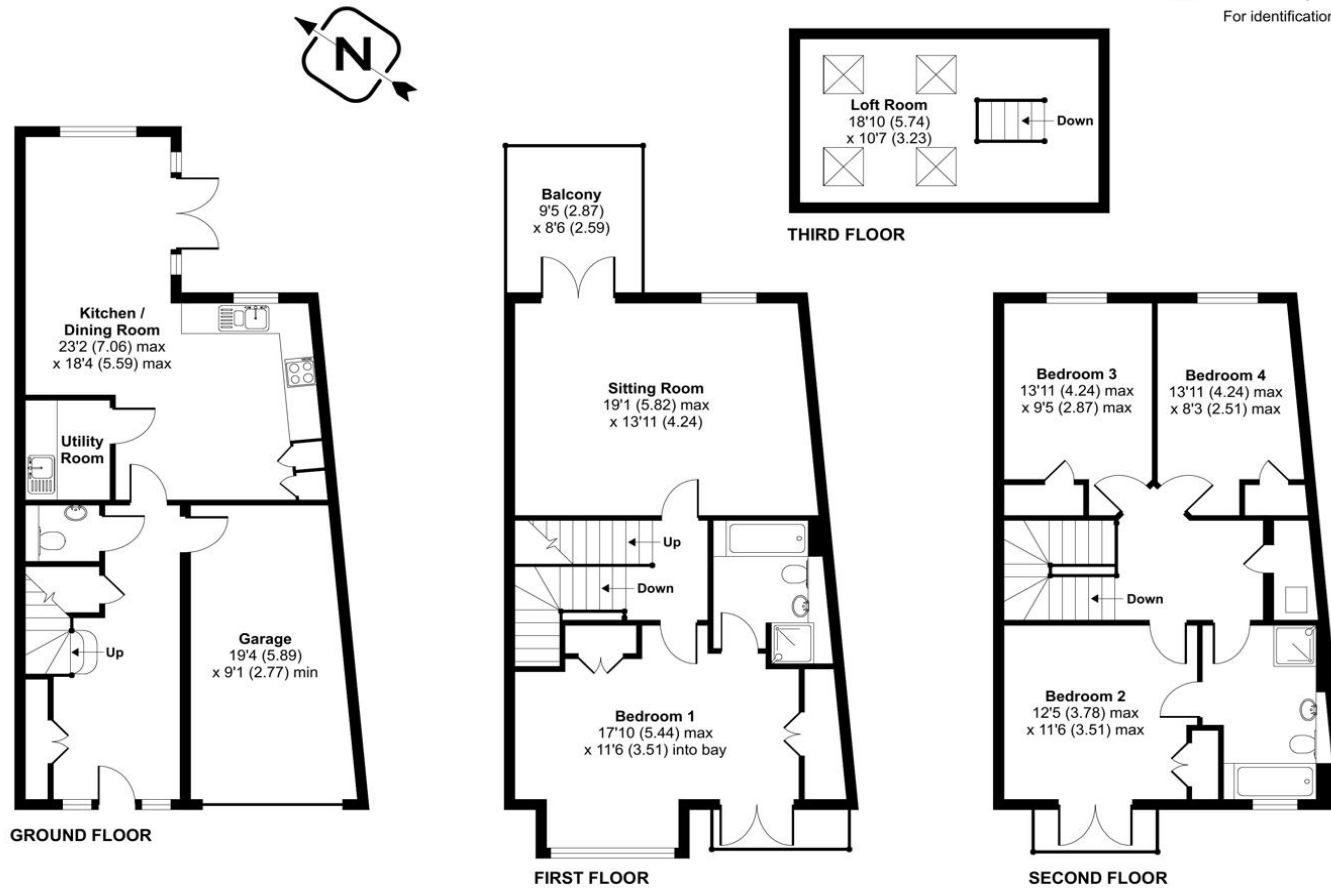
Providence Park, Bassett, Southampton, Hampshire, SO16 7QW



ACCOMMODATION

A spacious townhouse positioned in a sought after gated development on the popular West side of Bassett Avenue and equidistant from the University campus and The General Hospital. The sports centre, Southampton Common and the city golf course are within close proximity and local shops are found in Winchester Road. The impressive accommodation is arranged over three storeys and the large hallway has two useful store cupboards and a convenient cloakroom. The kitchen has a comprehensive range of cherry wood finished wall and base units together with a utility room. An open aspect to the dining and sitting area creates a pleasing social space and is an ideal venue for family meals. On the first floor the generous sized lounge enjoys an attractive leafy outlook and there is a sun deck for relaxing on sunny days and warm evenings. The superb principal bedroom features a front aspect balcony, two fitted double wardrobes and a four-piece white en-suite bathroom. On the second floor three further double bedrooms are served by a family bathroom that also has a shower cubicle, while the front aspect bedroom also has a balcony with a westerly outlook. A retractable ladder provides access to the loft area that has skylights and useful front and rear under eaves storage space. Outside the driveway provides off-road parking and an automatic up and over door leads to the larger than average integral garage. The rear garden has been arranged for minimal maintenance and the pleasant communal gardens are predominantly laid to lawn.

Approximate Area = 2004 sq ft / 186.2 sq m
 Garage = 183 sq ft / 17 sq m
 Total = 2187 sq ft / 203.2 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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		77	83
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: 1094120



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, with Southampton Central train station conveniently nearby offering a direct route to Gatwick and London. The Parkway railway station additionally provides a fast route to Waterloo, with Southampton Airport 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

- Highly sought after gated development
- Close to the sports centre & Southampton Common
- Spacious accommodation arranged over three storeys
- Large hallway with a cloakroom & two cupboards
- Impressive open plan kitchen/dining/family room
- First floor lounge with balcony and attractive views
- Exceptional main bedroom with balcony & en-suite
- Three further bedrooms, bathroom, balcony & loft room

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: F

GUIDE PRICE

Guide Price £575,000

TENURE

Freehold

Annual Estate Management Charge: £650

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