



Twyford House, Hulse Road, Banister Park, Southampton, Hampshire, SO15 2PY



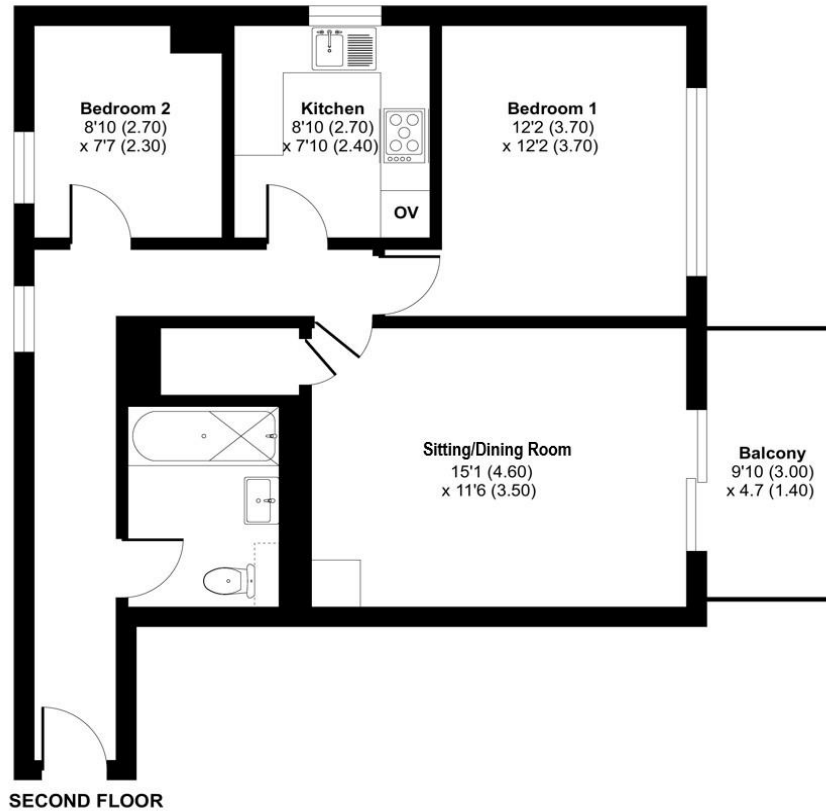
ACCOMMODATION

Located within one of the most sought-after roads within Banister Park is this extremely well presented and generously sized two double bedroom first floor apartment which is ideally placed for access to the city centre, the central railway station, the bars, cafes and restaurants on London Road and Bedford Place, access to the M3 motorway network and the vast open spaces on offer at the Common. The well-proportioned and ready to move into accommodation comprises a large welcoming entrance hallway with telephone entry system, a large storage cupboard and internal doors leading to both of the generously sized double bedrooms, the modern family bathroom and the open plan sitting/dining room with access out to your own private balcony. The modern fitted kitchen with an array of wall, base and drawer units completes the internal accommodation. Externally, there is one allocated parking space to the rear of the building, as well as ample visitors parking.



Approximate Area = 658 sq ft / 61.1 sq m

For identification only - Not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	81	81
(69-80)	C		
(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). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1106028



SITUATION

Banister Park is a very popular and sought after residential area being conveniently placed for a level walk to the city centre in approximately ten minutes with the Common also found close by. The central railway station is found just off Commercial Road whilst a variety of local shops, bars and cafes are nearby in Bedford Place with a Co-Op convenience store found in Archers Road. The city centre features numerous pleasant parks and extensive high street shopping facilities including the West Quay shopping mall that now boasts a multitude of restaurants and the impressive Cinema de Lux. Frequent bus services pass nearby serving all parts of the city.



SPECIFICATION

- Well-presented apartment
- Close proximity to the city centre
- Walking distance to Southampton Common
- Generously sized open plan sitting/dining room
- Two double bedrooms
- Private balcony
- Allocated parking space

LOCAL AUTHORITY

Southampton City Council
Council Tax Band: C

GUIDE PRICE

Offers Over £200,000

TENURE

Leasehold

Unexpired Years: 99 Years Remaining

Annual Ground Rent: £25.00

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: £1,975

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