



5 Newitt Place, Bassett, Southampton, Hampshire, SO16 7FA



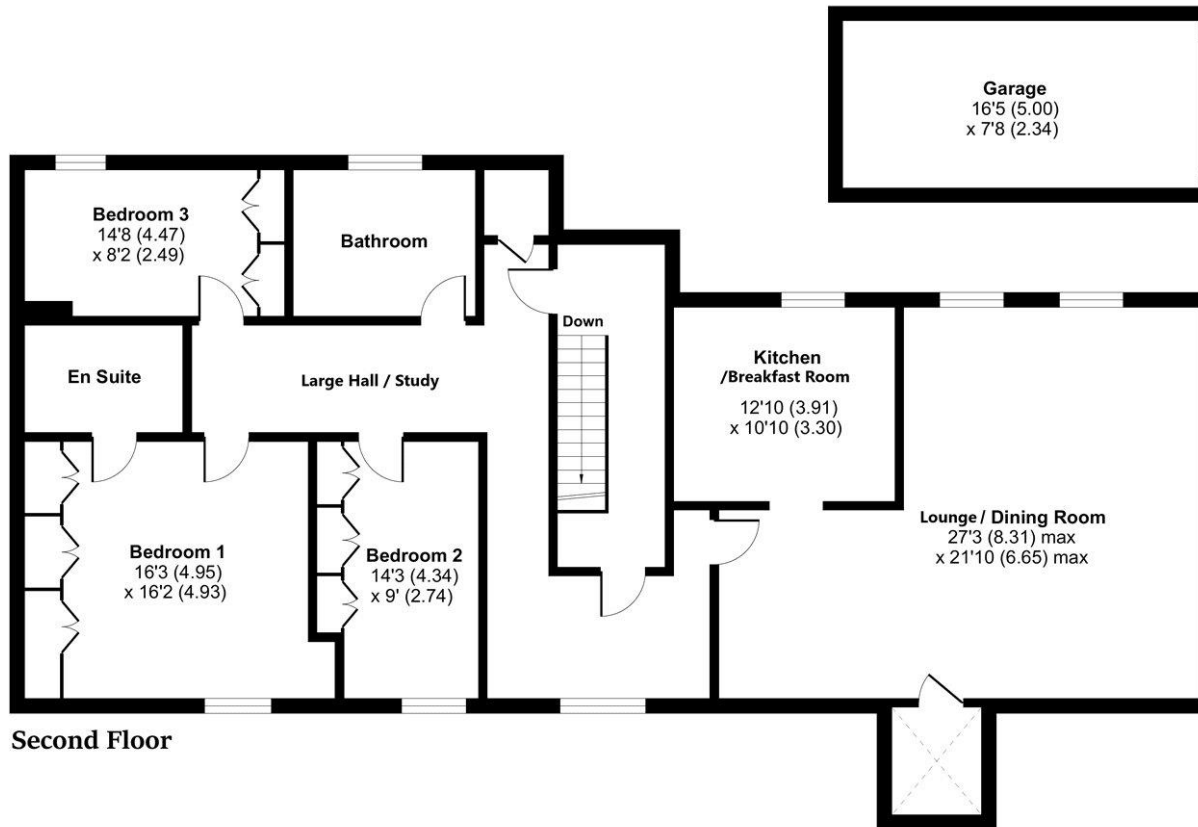
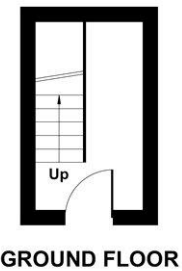
## ACCOMMODATION

A stunning penthouse apartment in a highly sought-after development on the much-favoured West side of Bassett Avenue offering superb accommodation approaching 2000 square feet in size. This impressive residence will appeal to professionals who desire stylish living with generously proportioned rooms with an attractive outlook in all directions and set in established gardens. There is a secure entrance with an intercom entry phone and stairs ascending to the landing that only serves this apartment. Two entrance doors lead to a large reception hall that has space for a study/ home office station. The lounge/dining room is an exceptional area and bathed in natural light with a marble fireplace creating a pleasing focal point for the room. The superb kitchen/breakfast room is well appointed with a quality range of units complemented with oak surfaces and ample space for informal meals. There are three double bedrooms that benefit from fitted wardrobes being served by a beautifully appointed en-suite and an impressive bathroom that displays a four-piece white suite. Outside there is an integral garage with a parking space in front while the mature communal grounds provide an attractive setting for residents to enjoy and have seating and stanchion lighting. This fantastic apartment is available for occupation at the beginning of May 2024.



Approximate Area = 1774 sq ft / 164.8 sq m  
 Garage = 126 sq ft / 11.7 sq m  
 Total = 1900 sq ft / 176.5 sq m  
 For identification only - Not to scale

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>	<b>79</b>	<b>79</b>
(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	



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2023. Produced for Charters Estate Agents Limited. REF: 1060093



## SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, common and sports centre that provide excellent recreational facilities. The University and General Hospital are found within the vicinity and access points to the M3 & M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. Southampton Airport Parkway railway station is found opposite the international airport adjacent to junction 5 of the M27 and provides a fast route to Waterloo. The city centre is a short drive away and offers extensive facilities including the West Quay shopping mall, numerous parks, restaurants, bars and cinemas. A variety of schools for all ages are found nearby.

## SPECIFICATION

- Penthouse apartment approaching 2000 square feet
- Large hallway with space for home office/ study area
- Three double bedrooms, en-suite & separate bathroom
- Impressive open-plan lounge/dining room
- Spacious kitchen/breakfast room
- Single garage with parking space in front
- Attractive communal grounds
- Highly sought-after address close to the golf course

## GUIDE PRICE

£2,000 per month

## DEPOSIT

Security Deposit: £2,307.69 (Based on the current advertised rental)

Holding Deposit: £461.53 (Based on the current advertised rental)

Council Tax Band: D

## MINIMUM TERM

12 Months

## LOCAL AUTHORITY

Southampton City Council  
 Council Tax Band: D



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Disclaimer Property Details: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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