



Bassett Wood Mews, Bassett Crescent West, Bassett, Southampton, Hampshire, SO16 7DW

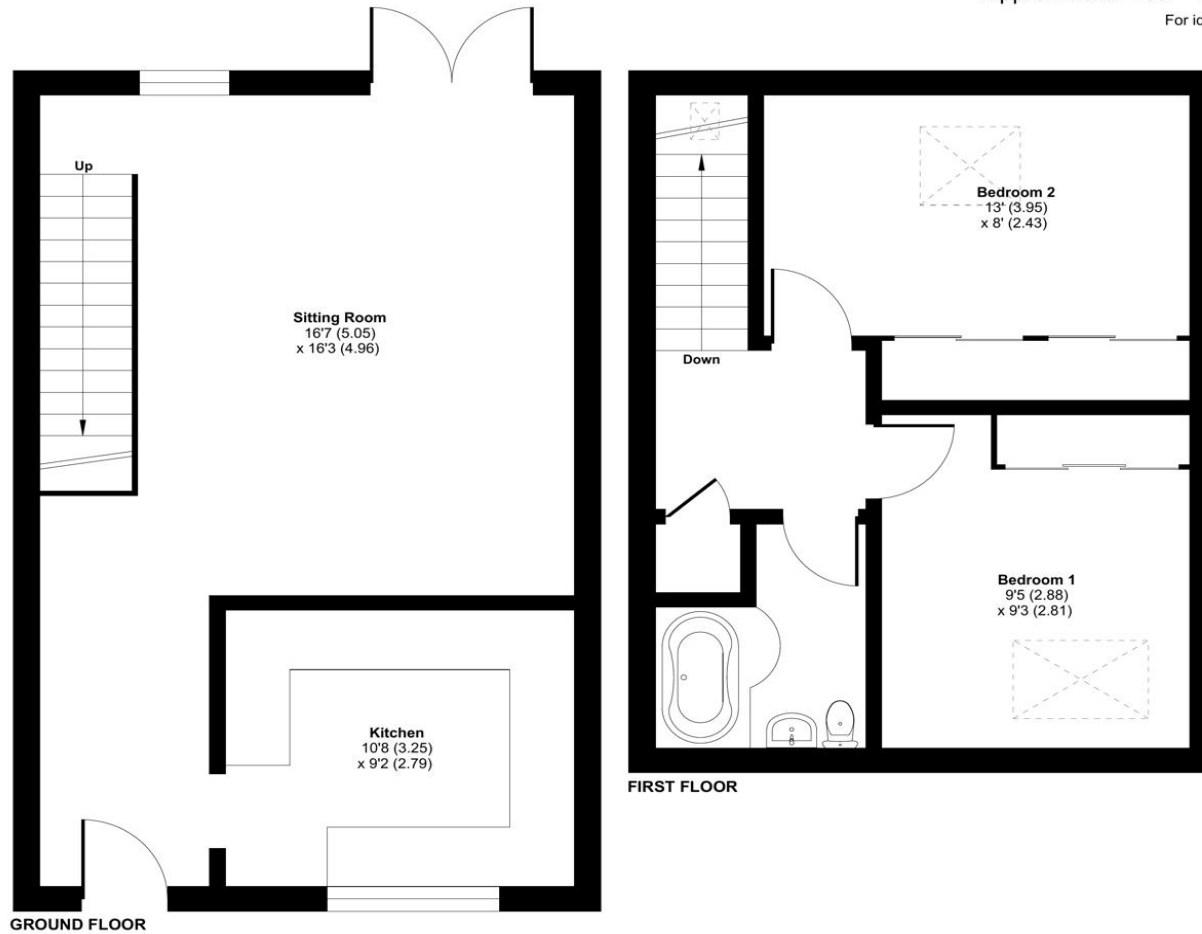


ACCOMMODATION

This two-double bedroom mews style house is wonderfully located within a highly desirable gated development and is ideally situated for access to the University campus in Highfield and the General Hospital. The Common is also found nearby, with access to the M3 motorway network within close proximity. The development has proved ever popular and the automatic wrought iron gates create an impressive entrance and provide secure private residents parking. Internally the well-presented accommodation briefly comprises an entrance hallway which is open-plan to the sleek and stylish kitchen with a good range of wall and base units and complementing work surfaces. A large open hatch provides plenty of light and looks across to the generously sized sitting/dining room with stairs leading to the first floor and French doors taking you out to the garden. Upstairs, the first-floor landing provides you with access to the two well-proportioned bedrooms and the stylish family bathroom. There is private residents parking to the front of the property and a low maintenance Mediterranean style courtyard garden to the rear enjoying a sunny southerly aspect.

Approximate Area = 781 sq ft / 72.5 sq m

For identification only - Not to scale



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | 83 |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 49 | |
| (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. Produced for Charters Estate Agents Limited. REF: 1166484



SITUATION

Bassett has proved to be a popular residential area due to the close proximity of the city golf course, The 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 and M27 motorway networks allow fast lines of communication to London as well as regional towns and cities. The Parkway railway station is found opposite the international airport adjacent to junction five 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

- Mews style terraced house
- Exclusive gated development
- Residents parking
- Low maintenance courtyard style garden
- Two double bedrooms
- Generously sized sitting/dining room
- Close proximity to The Common
- Within easy reach of the University and General Hospital

LOCAL AUTHORITY

Southampton City Council

Council Tax Band C

OFFERS OVER £300,000

TENURE

Leasehold - 999 years

Unexpired Years: 961

Annual Ground Rent: £50

Ground Rent Increase: TBC

Ground Rent Review Period: TBC

Annual Service: TBC

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