



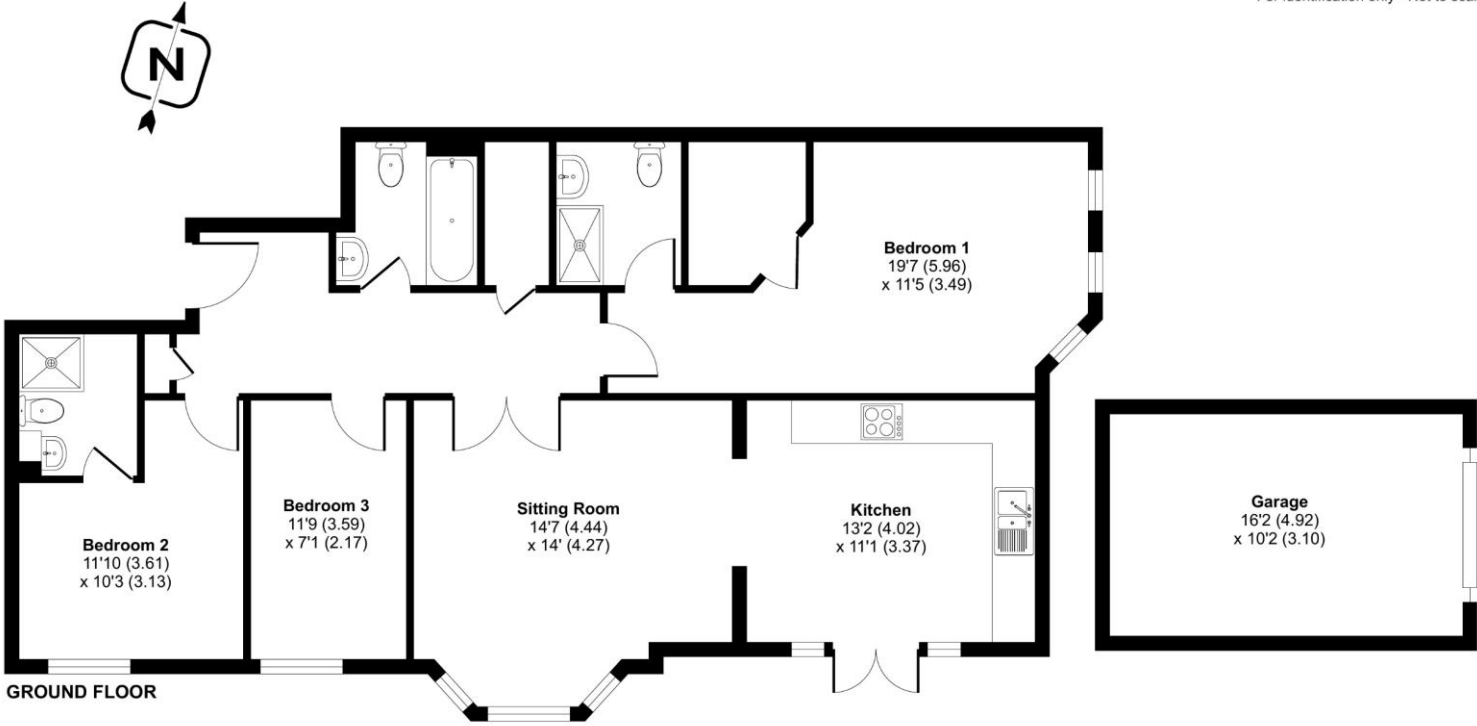
Charles Miller Court, Marshall Square, Banister Park, Southampton, Hampshire, SO15 2PA



ACCOMMODATION

Charters are delighted to offer to the market this incredibly spacious, first-floor three-bedroom apartment which is enviably located on the site of Hampshire County Cricket Club's historic former ground on Northlands Road. Living here will see you within easy reach of the 300 acres of open space on offer at Southampton Common, easy access to the M3 motorway network, the town centre, the central railway station and the bars, cafes and restaurants of Bedford Place and London Road. Benefitting from being offered for sale with no onwads chain the generously sized accommodation which is in excess of over 1000 square feet comprises a welcoming entrance hallway with telephone entry system, two useful large storage cupboards and internal doors to the generously sized principal bedroom with an en-suite shower room and walk in dressing room and a further second double bedroom with an en-suite shower room. A well-proportioned third bedroom, served by the family bathroom and a generously sized, bright and sunny sitting room which is open plan to the kitchen/dining room with a Juliet balcony completes the internal accommodation. The apartment also benefits from a garage to provide secure parking or be used for additional storage. As well as this there are also three visitor parking spaces within the car park.

Approximate Area = 1027 sq ft / 95.4 sq m
 Garage = 164 sq ft / 15.2 sq m
 Total = 1191 sq ft / 110.6 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	83
(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	



Scan the QR code to find out more information about this property.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Charters Estate Agents Limited. REF: 1216997

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 Southampton Common, City golf course and sports centre offer a wide range of leisure opportunities with hundreds of acres of green open space. Premier 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 and Mayflower 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

- No onward chain
- Over 1000 square feet of accommodation
- Walking distance to Southampton Common
- Close proximity to the city centre
- Generously sized sitting room and kitchen/dining room
- Three well-proportioned bedrooms
- Family bathroom & two en-suite shower rooms
- Garage

LOCAL AUTHORITY

Southampton City Council
Council Tax Band D

ASKING PRICE £350,000

TENURE

Leasehold

Unexpired Years: 978

Annual Ground Rent: £345

Ground Rent Increase: Unknown

Ground Rent Review Period: Unknown

Annual Service Charge: £2002.94

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