

Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

PEARSONS
ESTABLISHED 1900

023 8023 3288
www.pearsons.com

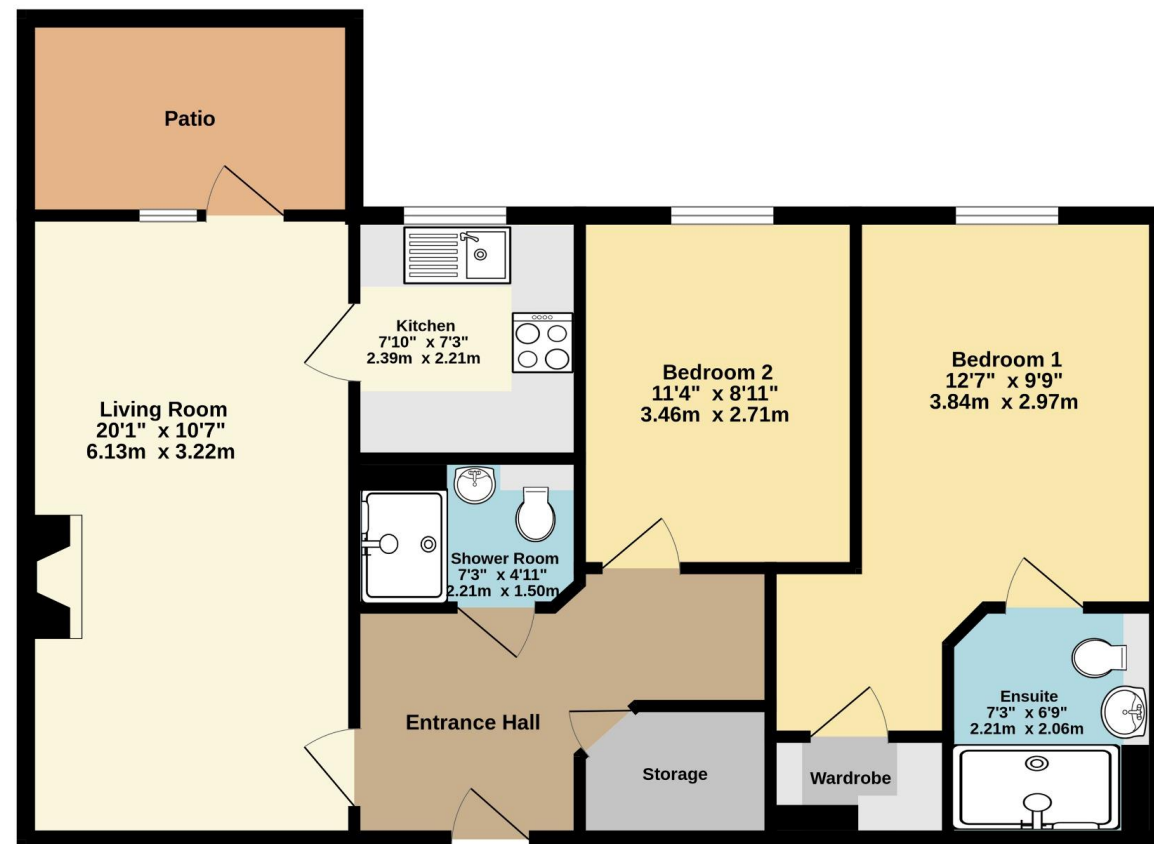


Flat 3 Hampton Place, Anglesea Road, Shirley, Southampton, Southampton, SO15 5SB
2 bedrooms £365,000
Draft Details Awaiting Vendor Approval

DESCRIPTION

Located in a stunning new development of 49 apartments, this two-bedroom ground floor property is exclusively designed for the over 60's. The apartment is one of the larger footprints in the complex and has two double bedrooms, an en-suite to the master with walk in wardrobe. Additional bathroom. Lounge/diner with french doors opening onto the private patio area with a south/easterly aspect with sun most of the day. Modern fitted kitchen with wall and base units. The current owners have carried out many upgrades to the flooring and cosmetic appearance. The property also benefits from an allocated parking space. The development and apartments have been designed to cater for wheelchair access and the building is pet friendly. There are guest bedrooms and a scooter charging room. Hampton place's residents enjoy wonderful communal facilities with landscaped gardens and residents lounge where a range of daily and weekly social events are organised by the house manager.

Ground Floor
787 sq.ft. (73.1 sq.m.) approx.



TOTAL FLOOR AREA: 787 sq.ft. (73.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2023

Flat 3 Hampton Place, Anglesea Road, Shirley, Southampton, SO15 5SB

The development and apartments have been designed to cater for wheelchair access and the building is pet friendly. There are guest bedrooms and a scooter charging room. Hampton place's residents enjoy wonderful communal facilities with landscaped gardens and residents lounge where a range of daily and weekly social events are organised by the house manager.

Located on a quiet road in Shirley and less than half a mile from an abundance of local amenities, Hampton Place offers a fantastic environment for peaceful living with the convenience of local shops and excellent transport links nearby. Developed by and run by the award winning McCarthy & Stone the apartments are thoughtfully designed and fully equipped with everything you would expect from a contemporary apartment.

LOCATION

Anglesea Road is in the Shirley area of the city and is within easy reach of Southampton General Hospital, it is also a good location for local bus services to and from both nearby Shirley High Street and the City Centre of Southampton. The Motorway Network is within comfortable travelling distance and Southampton Central Railway Station is also easily accessed.

ENTRANCE HALL:

Smooth ceiling. Electric heater. Airing cupboard housing hot water tank and washing machine. Doors to all rooms.

SITTING ROOM/DINER 20' 1" (6.12m) x 10' 7" (3.23m):

Double glazed French doors opening onto the private patio. Smooth ceiling. Electric heater.

KITCHEN 7' 10" (3.23m) x 7' 3" (2.30m):

Smooth ceiling. Single drainer one sink unit with mixer tap and cupboard under. white gloss eye level and base mounted units with roll top work surface over. Built-in oven with fitted four ring electric hob and extractor over. Space for fridge/freezer. Double glazed window

BEDROOM ONE 12' 7" (3.84m) x 9' 9" (2.97m):

Double glazed window to front aspect. Smooth ceiling. Electric heater. Built-in walk in wardrobe. Door to:-

EN-SUITE SHOWER ROOM 7' 3" (2.20m) x 6' 9" (2.05m):

Smooth ceiling. Extractor. Double shower cubicle, wash basin with mixer tap and concealed cistern w.c. Electric towel rail heater. Tiled flooring.

BEDROOM TWO 11' 4" (3.45m) x 8' 11" (2.73m):

Double glazed window to front aspect. Smooth ceiling. Electric heater.

BATHROOM 7' 3" (2.20m) x 4' 11" (1.56m):

Smooth ceiling. Extractor. Double shower cubicle, wash basin with mixer tap and concealed cistern w.c. Electric towel rail heater. Tiled flooring.

OUTSIDE

Allocated parking space. Communal gardens

TENURE

Leasehold. Remaining Lease Term: 998 Years. Maintenance/Service Charge: £3'900.00 p.a. Ground Rent: £495.00 p.a.

COUNCIL TAX

Southampton City Council

BAND: C
CHARGE: £1,829.65
YEAR: 2023/2024

SERVICES

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by Pearsons.

VIEWING

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

DIRECTIONS

From our Offices in London Road proceed in a northerly direction along The Avenue, take a left hand turning into Archer Road and proceed directly across the junction into a continuation of Archers Road until reaching Hill Lane. Proceed in a northerly direction along Hill Lane and then take a left hand turning into Raymond Road into which at the mini roundabout becomes St James Road. Proceed to St James Park and turn left onto Church Street, turn right Wordsworth Road, then left into Stratton Road where the development and the entrance of Hampton Place can be found on the right hand side.