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## Flat 11, 1a Archers Road, Southampton, Hampshire, SO15 2TA 1 bedroom £170,000 Leasehold

Draft Details Awaiting Vendor Approval

### DESCRIPTION

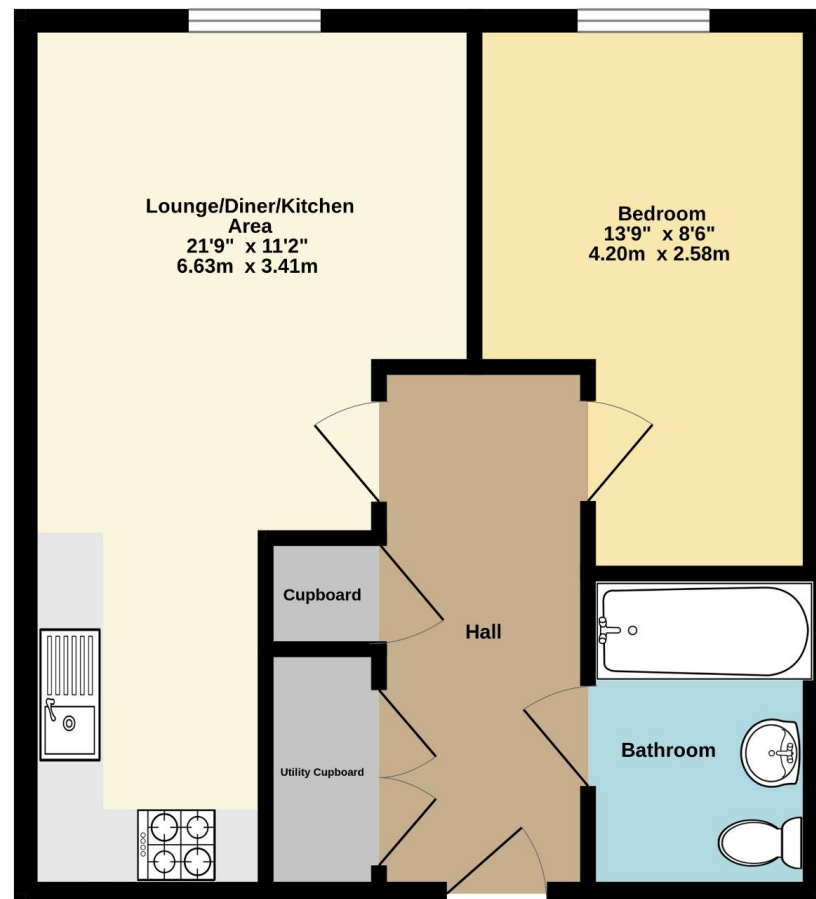
Offered with no forward chain is this well proportioned ground floor flat located within the popular area of Banister Park. Archers Road benefits from being within close proximity to Southampton City Centre, The Southampton Common and multiple public transport links including Southampton Central train station and bus stops. The property is offered as a perfect first time purchase or as an investment buy to let with a potential rental income of £800pcm. The accommodation comprises of a welcoming entrance hallway with multiple storage cupboards, a spacious open plan kitchen living room with dual aspect windows, a well sized bedroom with space for multiple wardrobes and finally a sizeable three-piece bathroom suite. To the outside there is an allocated parking space and communal gardens. The property also benefits from gas central heating and double-glazed windows throughout.

### LOCATION

The building is situated just inside of Lindoe Close which is positioned towards the bottom of Southampton's Avenue (A33) and just north of Bedford Place. These impressive apartments are built close to Park Centrale as well as Southampton Common with its 326 acres of open parkland, a short walk to the north. Bedford Place is located just south providing a huge variety of local amenities with its local bars, restaurants, and shops. West Quay shopping centre and Southampton Central train station are within walking distance as well as Southampton University, Solent University and Southampton General Hospital being close by. There are also good communication links to the motorways (M3 and M27).



First Floor  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 427 sq.ft. (39.7 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

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### ENTRANCE HALL

Secure intercom system. Skimmed ceiling. Doors to living area, bedroom, bathroom, storage cupboard and utility cupboard which houses combi boiler and power and plumbing for washing machine/tumble dryer (to be included in the sale). Radiator.

### LIVING/KITCHEN/DINING AREA 21' 10" (6.65m) x 11' 3" (3.43m):

Skimmed ceiling. Double glazed windows to front and side aspects. A comprehensive range of wall mounted and base units with roll edge worktop over. Stainless steel sink and drainer. Integrated fridge/freezer. Integrated fan oven with gas hob and extractor hood over. Radiator. Electric points. T.V. point.

### BEDROOM 13' 9" (4.19m) x 8' 6" (2.59m):

Skimmed ceiling. Double glazed window to front aspect. Radiator. Electric points. T.V. point.

### BATHROOM 7' 8" (2.34m) x 5' 9" (1.75m):

Skimmed ceiling. Partially tiled. Heated towel rail. Three-piece suite comprising: panel enclosed bath with mixer tap and shower fitting over, wash hand basin and low level w.c.

### OUTSIDE

Lindoe Close is a small development with ample communal gardens which are mainly laid to lawn with mature shrubbery in various areas. Secure communal bicycle store and communal bin stores and on-site glass recycling. The property has an allocated parking space to the rear of the building.

### TENURE

Leasehold. Remaining Lease Term: 110 Years.  
Maintenance/Service Charge: £1,586.00 p.a.  
Ground Rent: £150.00 p.a.

### COUNCIL TAX

BAND: B  
CHARGE: £1,600.95  
YEAR: 2023/2024

### REFERENCE

S8307/061223/D1

### 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 Pearsons Offices in London Road, continue towards The Avenue, turning left onto Archers Road where the building can be found on the right.