



 **2**
Bedrooms

 **1**
Bathroom



****NO CHAIN** **LONG LEASE**** Welcome to Fairlea Grange! Nestled just off The Avenue in the highly desirable area of Bassett, this is an exceptional opportunity to purchase a spacious, well-presented flat in one of the city's prime residential locations.

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Extending to an impressive 968sqft, this light-filled home offers versatile living space, ideal for both relaxing and entertaining. The heart of the property is a generous lounge diner that flows seamlessly onto a private balcony overlooking beautifully maintained communal gardens—perfect for unwinding outdoors. The fitted kitchen is equipped with a range of eye and base level units, providing ample storage and preparation space, making it a delight for keen cooks.

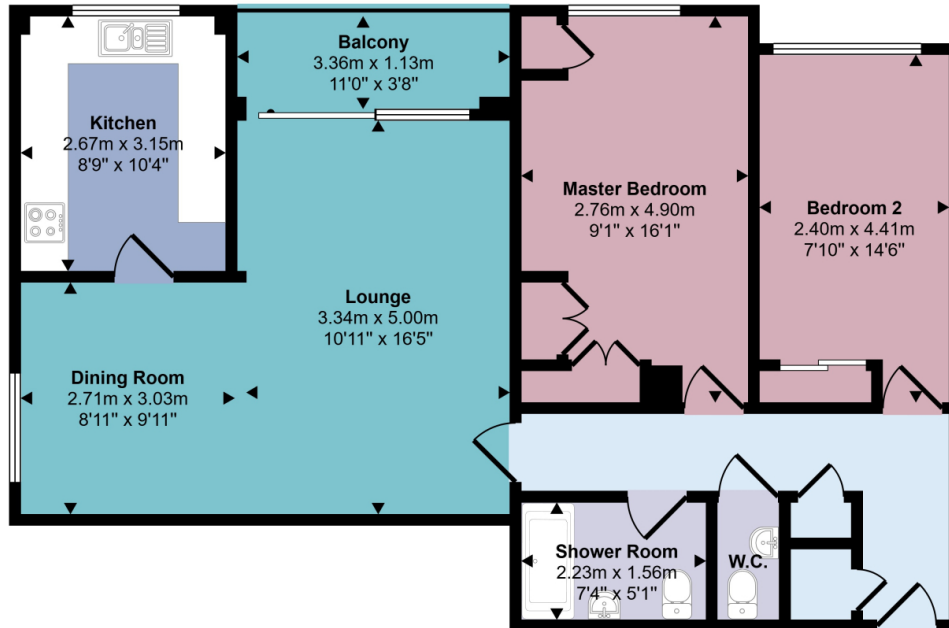
This flat comprises two well-proportioned double bedrooms, alongside a sleek, contemporary shower room and a separate WC for added convenience. Additional practicalities include an extended lease, as well as sought-after parking facilities in the form of a garage and allocated parking space.

The tranquil, leafy surroundings of Fairlea Grange belie its superb connectivity. Immediately outside the development, a convenient bus stop places city centre amenities within easy reach. Excellent transport connections to the M3 and M27 motorways ensure effortless travel across the region—ideal for daily commuters. Southampton Common, the city's beautiful green oasis, is moments away and provides an idyllic setting for everything from weekend strolls to energetic jogs or picnics in the sunshine.

For those seeking a mix of tranquility and vibrant city living, Southampton's bustling centre—with its extensive shopping, diverse dining, and array of entertainment options—is just a short drive away. Key institutions such as the University of Southampton and Southampton General Hospital are also nearby, further underlining the appeal of this location for professionals, academics, or anyone seeking convenience and quality of life.

This stylish, generously sized property promises a rare blend of comfort, practicality, and location in one of Southampton's most sought-after neighbourhoods. Arrange your viewing today and experience all that this outstanding home has to offer.

Approx Gross Internal Area
76 sq m / 813 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	76	78
(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

Address: Fairlea Grange, SO16

