



Connells

Lance House Upper Banister Street
Southampton



Property Description

Occupying a prime position in the heart of Bedford Place, Connells are delighted to bring to the market this bright and airy ground floor apartment was only built in 2018 and offers beautifully presented accommodation finished to a high standard. A secure communal entrance operating an intercom leads into a reception area with communal areas leading directly to this ground floor apartment. Upon entering you are greeted by a hallway fitted with laminate flooring, doors flow through to an open plan living room/kitchen which has a large front aspect window filling the room with light. There is a built-in storage cupboard and laminate wood flooring. The kitchen is fitted with handleless gloss base and wall cupboards, contrasting work surfaces, built-in cooking appliances, an integrated fridge freezer and washing machine. The bedroom enjoys a large internal vertical window that borrows light from the living room. The bathroom is fitted with a bath, shower and screen, pedestal wash basin, WC, heated towel rail and part tiling. Outside there is communal storage and a bicycle store. Permit and metered parking is available on road.



Located walking distance from the waterfront and numerous parks, there is ample opportunity to be away from the hustle and bustle. Being in the heart of the City, there are plenty of amenities available close by, alongside being walking distance from the Southampton Central Train Station.

**Secure
Entrance**

Communal

Apartment Entrance

Hall

Kitchen / Living Room

13' 4" x 15'
(4.06m x 4.57m)

Bedroom

9' 6" x 9' 5"
(2.90m x 2.87m)

Bathroom

5' 1" x 5' 6"
(1.55m x 1.68m)





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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EPC Rating: C

view this property online [connells.co.uk/Property/SSR310629](https://www.connells.co.uk/Property/SSR310629)

This is a Leasehold property with details as follows; Term of Lease 119 years from 20 May 2023. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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