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Providence Park, Bassett, SO16

Offers In Excess Of £235,000



NO ONWARD CHAIN & READY FOR IMMEDIATE MOVE-IN. SERVICE CHARGE PAID TILL JUNE 2024.

This superb apartment offers modern living, which is instantly noticeable upon entering. Comprising of a large double aspect living room, well-kept fully integrated kitchen with ample space for a breakfast table/ dining and with French doors leading out to a private balcony that offers a tranquil leafy outlook of the mature trees. Both of the double bedrooms are spacious, the master suite benefits from integrated wardrobes and access into the four-piece Jack & Jill bathroom, the second bedroom also has a built-in wardrobe. The development is host to magnificent landscaped communal gardens and grounds, with allocated and visitor parking.

The property was refurbished in 2022 and benefits from new carpets throughout, all walls, ceilings and woodwork were painted white in 2022 and a new combi boiler installed in 2022 with 7 years warranty. Further a new aerator and mixer in the kitchen was installed as well as a new mixer in the shower.

Providence Park is a popular gated development found in the desirable Holly Hill in the Bassett area of Southampton, therefore, the property enjoys convenient access to the centre of Southampton with an abundance of facilities and amenities that include shops, restaurants, bars and cinema, and there is also easy access to the M27 and M3. Ocean Village Marina and Oxford Street are only a short distance away which have many vibrant restaurants and contemporary bars. Southampton Central and Parkway railway stations provide a fast and convenient route to London Waterloo and the New Forest.

Lease: 105 years remaining approx.

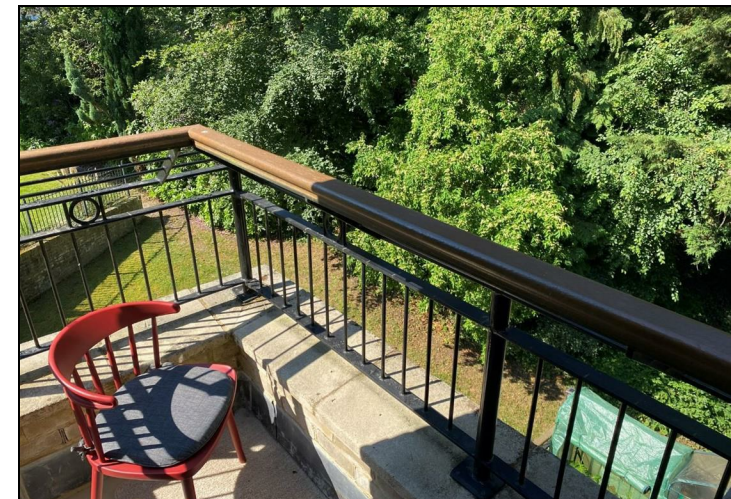
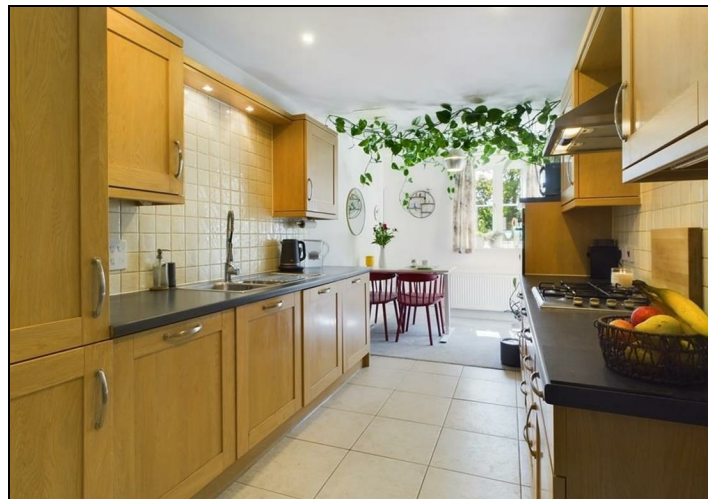
Service charge: £3,060 Per Annum Approx. Paid up till June 2024

Communal Garden Charges : £751 per annum approx.

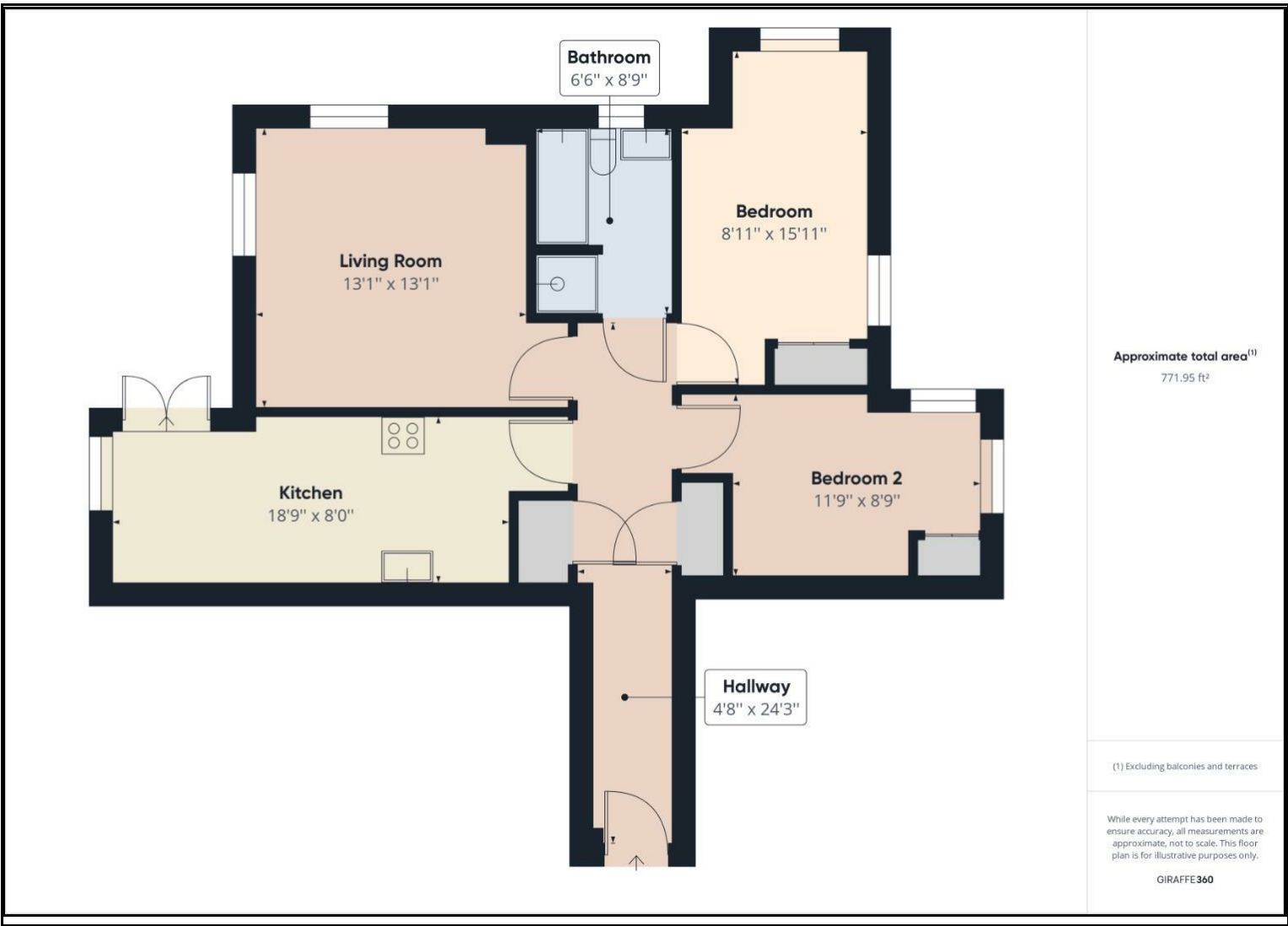
Ground rent £320.47 Per Annum.

KEY FEATURES

- Luxury Two Bedroom Apartment
- Breakfast/ Dining - Integrated Kitchen
 - Gated development
 - Views Over Woodlands
 - Jack & Jill 4 Piece Bathroom
 - Allocated parking
 - Visitors parking
 - Balcony
- New Combi Boiler (Keston C30)
- Ample Storage







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
82	82		
EU Directive 2002/91/EC			EU Directive 2002/91/EC
England & Wales			England & Wales

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720
southampton@hunters.com | www.hunters.com



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