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Providence Park, Southampton

Offers In Excess Of £260,000



****NO FORWARD CHAIN****

This exceptionally spacious two-bedroom apartment is situated within the prestigious and highly sought-after gated development of Providence Park, on the desirable west side of Bassett Avenue. Offering a perfect blend of comfort, security, and convenience, this exclusive residence is ideal for first-time buyers, downsizers, and buy-to-let investors alike.

Upon entering the apartment, you are welcomed by a stylish entrance hall that serves as the central hub, seamlessly connecting all rooms. To the left, the impressive 25.67m² lounge immediately captures attention with its bright and airy ambience, thanks to an abundance of natural light streaming through the large window and French doors. These open onto a private balcony overlooking the tranquil greenery of Providence Park. Sliding doors lead into the modern fitted kitchen, complete with integrated appliances including a fridge freezer, dishwasher, washer dryer, hob, and oven. Both double bedrooms are generously sized, offering serene views across the development's landscaped grounds, with the principal bedroom further enhanced by a sleek en-suite shower room. A separate family bathroom with a bath completes the accommodation.

Additional features include a secure intercom entry system, allocated parking, and ample visitor bays dotted throughout the well-maintained, gated development.

Bassett is a popular residential suburb in north Southampton, offering diverse properties and a pleasant living environment. Well-connected, it provides easy access to the M3 & M27 motorways, Parkway railway station, and the international airport with fast links to London Waterloo. The University of Southampton and The General Hospital are also nearby.

Years remaining on lease; 106 years approx.

Leasehold Annual Service Charge Amount ; £3,270 approx.

Communal Garden Maintenance: £761 per annum approx.

Leasehold Ground Rent; 457.47 per annum

Council Tax Banding; C

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KEY FEATURES

- Superb Raised Ground Floor Apartment
 - Two Double Bedrooms
 - En-suite to Master Bedroom
 - Gated Development
 - Balcony with Southerly Aspects
- Allocated Parking
- Visitors Parking
- Ample Storage
- Communal Garden





