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# The Lodge, Banister Road, Southampton

Guide Price £129,900



Situated just off the highly central Avenue, this one bedroom is conveniently located with a low-maintenance lifestyle. With no forward chain, allocated parking, and the added benefit of a private balcony, the property is well-suited to first-time buyers, professionals, or investors.

The layout of the apartment is practical and compact. Upon entering, the hallway provides access to all areas of the home. The lounge is a well-proportioned space with ample natural light and direct access to the balcony, which offers a pleasant outdoor area. The kitchen is efficiently designed with essential fittings and storage space. The bedroom is comfortably sized and easily accommodates furniture, while the bathroom features a shower over bath.

The property is conveniently located just 1.1 miles from Westquay Shopping Centre, providing access to a variety of shops, restaurants, and entertainment options. Southampton Central Train Station is 1.1 miles away, offering excellent transport links to London and beyond. Additional local amenities include Southampton Common and the Mayflower Theatre, ensuring plenty of leisure opportunities close by.

Tenure Type: Leasehold/ Share of Freehold

Leasehold Years remaining on lease: 161 Years Remaining Approx.

Leasehold Annual Service Charge Amount: £848 per year dividend into two payments

Leasehold Ground Rent Amount: Own share of freehold nothing to pay

Council Tax Banding: A

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## KEY FEATURES

- One Bedroom Flat
- No Forward Chain
- Allocated Parking
  - Balcony
- Bright and Airy Reception Room
  - Ample Storage
  - Central Location
  - New Carpets
  - Fantastic Investment
- Easy access into city centre









