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## Flat 6 Banister Court, Court Road , Banister Park, Southampton, Hampshire, SO15 2JS 2 bedrooms Guide Price £185,000 Share of Freehold

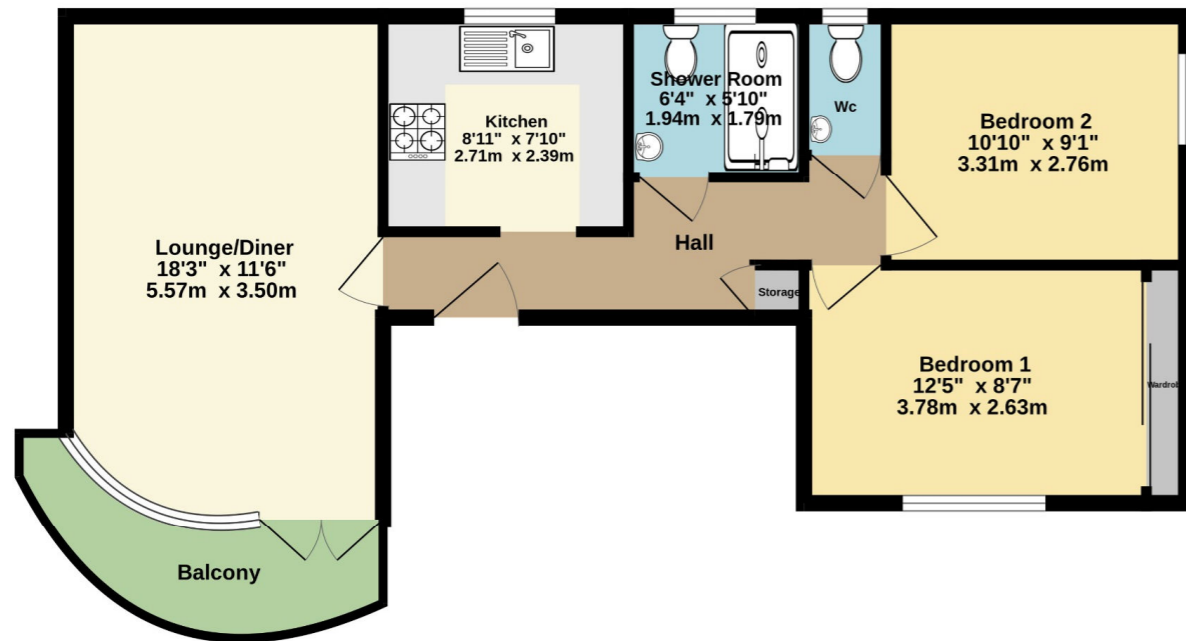
### DESCRIPTION

Offered for sale with no forward chain is this spacious two bedroom top floor apartment which is perfectly positioned within Banister Park which is walking distance to Southampton City Centre and Southampton Common. The accommodation comprises an open-plan lounge/diner with double-glazed doors leading to a private balcony, a separate kitchen, two double bedrooms, shower room and also a separate W.C. Further benefits include allocated tandem parking, share of freehold with a residue of a 999 year lease, gas central heating and double-glazing. Due to a combination of these features and popular location, an internal viewing is essential.

### LOCATION

Conveniently located close to the city centre, Southampton central railway station, mainline (Waterloo) is within walking distance as are many local shops, bars and recreational facilities to include the West Quay retail outlet. Access via The Avenue provides an onward link to the M3/M27 motorway networks.

Second Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Flat 6 Banister Court, Court Road , Banister Park, Southampton, Hampshire, SO15 2JS

**ENTRANCE HALL:**

Laminate flooring. Access to all rooms. Storage cupboard. Radiator.

**LOUNGE/DINER 18' 3" (5.56m) x 11' 6" (3.51m):**

Laminate flooring. Double-doors leading to the balcony. Double-glazed window to front aspect. Two radiators.

**KITCHEN 8' 11" (2.72m) x 7' 10" (2.39m):**

Tiled flooring. Matching wall and base units with tiled splashback. Inset stainless steel sink with drainer. Integrated fridge-freezer. Space for cooker and washing machine. Wall mounted combination boiler. Double-glazed window to rear aspect. Heated towel rail.

**BEDROOM ONE 12' 5" (3.78m) x 8' 7" (2.62m):**

Carpeted. Built in wardrobe. Double-glazed window to front aspect. Radiator.

**BEDROOM TWO 10' 10" (3.30m) x 9' 1" (2.77m):**

Carpeted. Double-glazed window to side aspect. Radiator.

**SHOWER ROOM 6' 4" (1.93m) x 5' 10" (1.78m):**

Tiled flooring. Partially tiled walls. Walk in shower cubicle. Low level W.C and wash basin. Extractor fan. Obscure double-glazed window to rear aspect. Heated towel rail.

**SEPARATE W.C.:**

Tiled flooring. Partially tiled walls. Low level W.C and wash basin. Obscure double-glazed window to rear aspect. Radiator.

**OUTSIDE:**

Communal gardens. Off road tandem parking for two vehicles.

**TENURE:**

Share of Freehold. 999 Years from 25th March 1981 (956 Years Remaining)

Service Charge: £3,456.17 Per Annum. The overall total will be lowering in March 2025 when the next budget is due.

Ground Rent: £0

**COUNCIL TAX:**

**Southampton City Council**

BAND: B

CHARGE: £1,677.66

YEAR: 2024/25

**REFERENCE**

S8510/MK/170924/D1

**SERVICES**

Mains gas, water, electricity, and drainage are connected. For mobile and broadband connectivity, please refer to Ofcom.org.uk. Please note that none of the services or appliances have been tested by Pearsons.

**VIEWING**

Please telephone Pearsons to arrange a mutually convenient appointment to view this property.

**DIRECTIONS**

From Pearsons Offices in London Road proceed into The Avenue, turn left at the traffic lights into Banister Road and then right into Court Road. Once on Court Road the property is situated on the left hand side.