





ESTABLISHED 1900

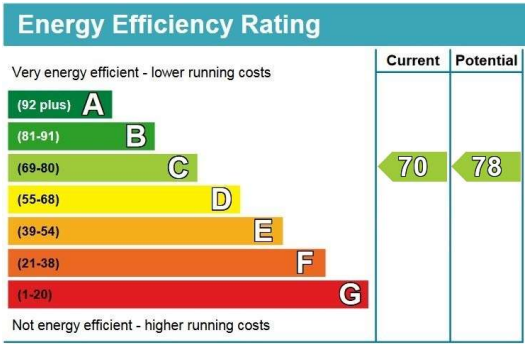
023 8023 3288
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59A Charles Knott Gardens, Southampton, Hampshire, SO15 2TG
1 bedroom £150,000 Leasehold

DESCRIPTION
Offered for sale with no forward chain is this first floor one-bedroom maisonette apartment. Situated in the popular area of Banister Park and is in a quiet residential street on the fringe of the city centre, close to Southampton common. The property briefly comprises of a private entrance door with stairs leading to the first floor. Spacious living and dining area with doors leading to the fitted kitchen which has space for washing machine and fridge freezer. Bedroom with built in wardrobes. Three piece bathroom with shower over the bath. The current owner has newly decorated and fitted new carpets to the property. One allocated parking spot. Double glazed and gas central heating. The property benefits from the remainder of a 999 year lease from 1978 and no service charges to be paid. Please call to arrange an internal viewing.

LOCATION
Banister Park is an established and convenient residential position within easy reach of all local amenities including shops, schools and bus services. Southampton Common is close at hand as is the city centre, the M27 and M3 motorway links are within comfortable travelling distance.

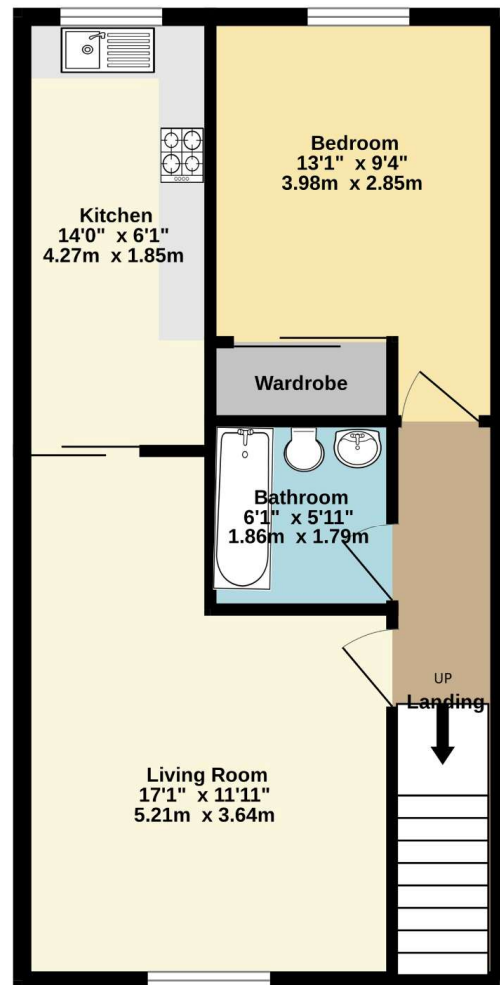
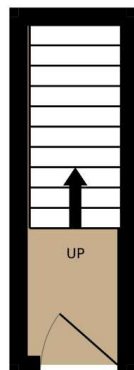


Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.

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Ground Floor
39 sq.ft. (3.6 sq.m.) approx.

First Floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA: 519 sq.ft. (48.2 sq.m.) approx.

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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LIVING ROOM: 17' 1" (5.21m) x 11' 1" (3.64m)

Carpeted flooring. Smooth Walls and textured ceiling. Cupboard over stairs. Radiator. Double glazed window to front elevation. Door leading to:-

KITCHEN: 14' 0" (4.27m) x 6' 1" (1.85m)

A range of fitted wall and base units with worktop over. wall mounted shelving. Tiled splashbacks. Space for washing machine and fridge freezer. Electric oven and gas hob. Stainless steel sink with mixer tap. Lino flooring. Combination boiler.

BEDROOM: 13' 1" (3.98m) x 9' 4" (2.85m)

Carpeted flooring. Smooth Walls and textured ceiling. Built in wardrobes. Radiator. Double glazed window to rear elevation

BATHROOM: 6' 1" (1.86m) x 5' 11" (1.79m)

Panelled bath with shower screen and shower attachment. Low level W.C. Pedestal sink. Tiled walls and lino floor.

OUTSIDE:

Allocated parking for one car

TENURE:

Lease length: 999 year lease from 1978.
Service charges: £0 per annum

COUNCIL TAX:

Southampton City Council

BAND: B

CHARGE: £1,852.26

YEAR: 2026/27

REFERENCE

S8814/BP/120326/D4

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 first main set of traffic lights, take the first turning on the right hand side into Hulse Road where Charles Knott Gardens can be found as the first turning on the left hand side.