

**FOR SALE**



**78 Northlands Road**

**2 Bedrooms, 1 Bathroom, Apartment**

**Asking Price Of £165,000**



## 78 Northlands Road

2 Bedrooms, 1 Bathroom

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**SUMMARY** A well-presented ground floor apartment in the sought-after Banister Park area, offering a spacious double bedroom, modern fitted kitchen, allocated parking and excellent access to Southampton Central Station, Southampton Common and the city centre.

**TENURE** Leasehold Lease years remaining 106

**GROUND RENT** £250PA

**SERVICE CHARGES** £1797.36 PA

**GENERAL RESERVE** (5% of £3,000.00 budget amount)for period 1 Jul to 31 Dec 2026 £150.00

**HALL** Neutral decor with cupboards for storage

**LOUNGE** Lovely space with doors to the balcony with rear aspect.

- One bedroom - first floor
- Open plan living Area
- Located at the back of the building with balcony
- Integrated appliances
- Gas central heating

**KITCHEN** Modern kitchen with integrated fridge/freezer further includes washing machine dishwasher, oven/hob. Window over sink to side aspect.

**BATHROOM** White suite comprised of panel bath with thermostatic shower and screen, low level WC, hand basin.

**BEDROOM** Good sized double room with neutral decor. Fitted double wardrobes.

### DESCRIPTION

Located within the popular Tudor Wood development in Banister Park, this attractive first floor apartment offers well-proportioned accommodation in a convenient city





location. The property features a generous living room, a modern fitted kitchen with some integrated appliances and a spacious double bedroom complete with built-in wardrobe storage. A welcoming entrance hall complete the internal accommodation. Externally, residents benefit from an allocated parking space and access to a communal bike store. Ideally situated within easy reach of Southampton Central Station, Southampton Common and the city centre, this apartment is perfectly suited to first-time buyers, professionals or investors seeking a low-maintenance home in a well-connected location.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

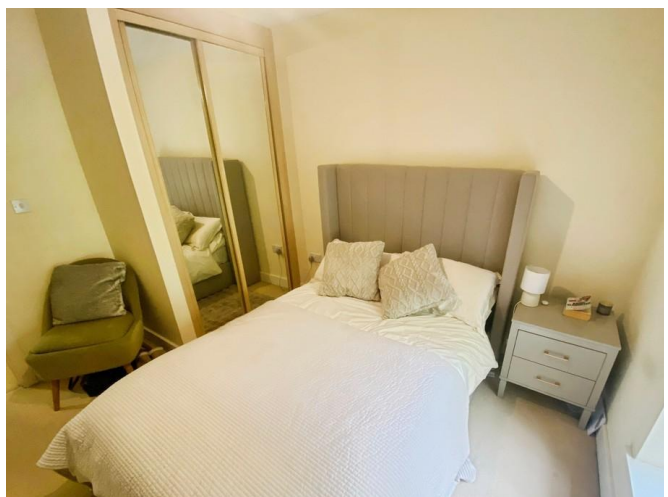
#### Entrance Hall

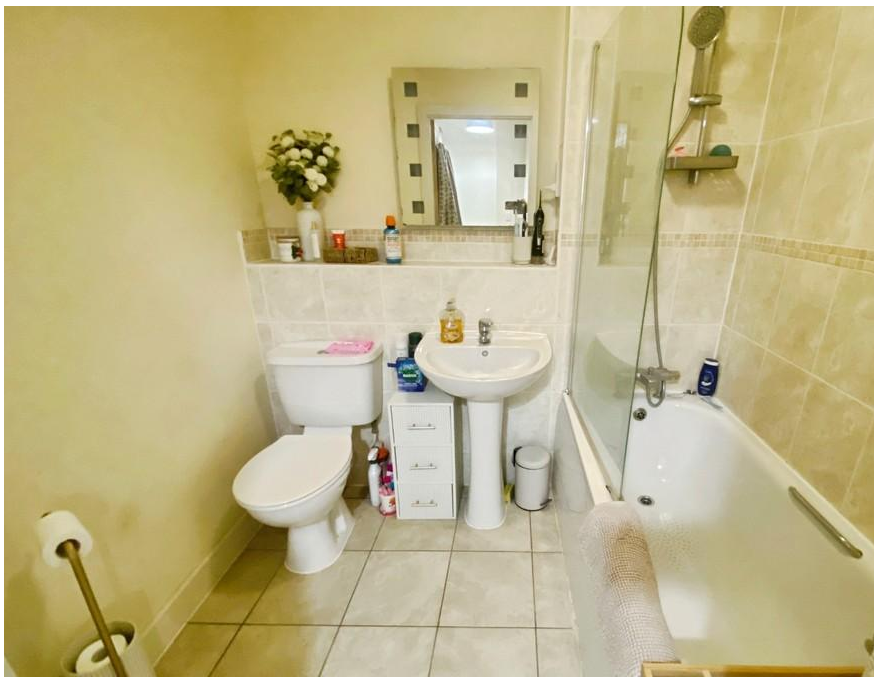
Kitchen 10' 11" x 6' 8" ( 3.33m x 2.03m )

Living Room 12' 5" x 10' 7" ( 3.78m x 3.23m )

Bedroom 10' 10" x 9' 5" ( 3.30m x 2.87m )

Bathroom 6' 5" x 5' 9" ( 1.96m x 1.75m )





| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 82                      | 82        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.