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Providence Park, Bassett, SO16

Offers In Excess Of £235,000



GUIDE PRICE £235,000 TO £240,000 - NO ONWARD CHAIN

This superb apartment offers modern living, which is instantly noticeable upon entering. Comprising of a large double aspect living room, well-kept fully integrated kitchen with ample space for a breakfast table/ dining and with French doors leading out to a private balcony that offers a tranquil leafy outlook of the mature trees. Both of the double bedrooms are spacious, the master suite benefits from integrated wardrobes and access into the four-piece Jack & Jill bathroom, the second bedroom also has a built-in wardrobe. The development is host to magnificent landscaped communal gardens and grounds, with allocated and visitor parking.

The property was refurbished in 2022 and benefits from new carpets throughout, all walls, ceilings and woodwork were painted white in 2022 and a new combi boiler installed in 2022 with 7 years warranty. Further a new aerator and mixer in the kitchen was installed as well as a new mixer in the shower.

Providence Park is a popular gated development found in the desirable Holly Hill in the Bassett area of Southampton, therefore, the property enjoys convenient access to the centre of Southampton with an abundance of facilities and amenities that include shops, restaurants, bars and cinema, and there is also easy access to the M27 and M3. Ocean Village Marina and Oxford Street are only a short distance away which have many vibrant restaurants and contemporary bars.

Lease: 103 years remaining approx.

Service charge: £3,440 Per Annum Approx. paid up to 31/12/2026

Reserve Fund Contribution : £457.50 Per Annum Approx.

Communal Garden Charges : £644 Per Annum Approx. paid up to 31/12/2026

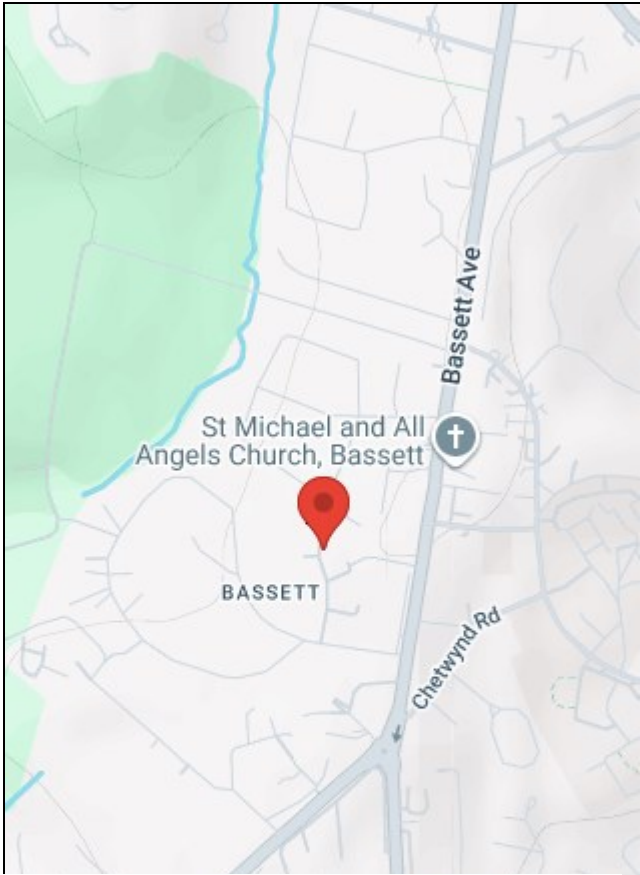
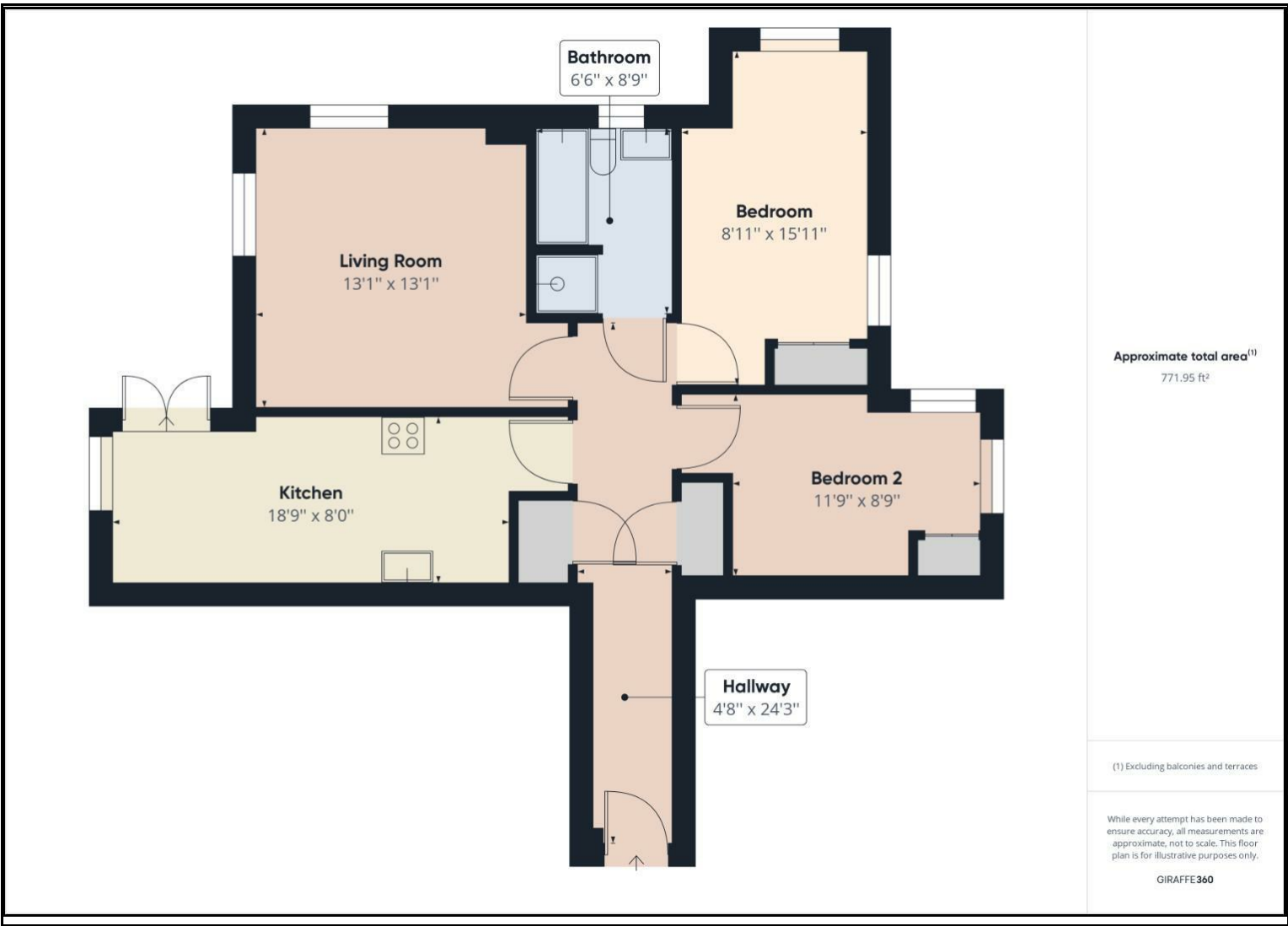
Ground rent £457.50 Per Annum. paid up to 31/12/2026

KEY FEATURES

- Luxury Two Bedroom Apartment
- Breakfast/ Dining - Integrated Kitchen
 - Gated development
 - Views Over Woodlands
 - Jack & Jill 4 Piece Bathroom
 - Allocated parking
 - Visitors parking
 - Balcony
- New Combi Boiler (Keston C30)
- Ample Storage







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

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
EU Directive 2002/91/EC	

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