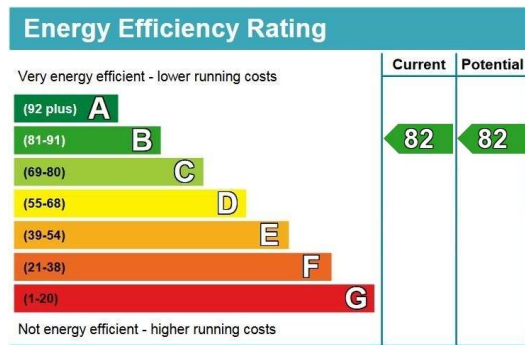




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



ESTABLISHED 1900

023 8023 3288

www.pearsons.com



11 Providence Park, Bassett, Southampton, Hampshire, SO16 7QN

2 bedrooms £280,000 Leasehold

DESCRIPTION

Spacious and in good decorative order throughout is this two bedroom apartment being sold with no forward chain. Set within the sought-after gated development of Providence Park in Bassett is this luxury apartment which is positioned on the ground floor. The property benefits from well proportioned rooms including two double bedrooms, with the master including an en-suite shower room and built in wardrobes. Welcoming entrance hallway with multiple built-in storage cupboards. The Living room measures "20' 5 x 12' 11" with patio doors opening onto a patio overlooking the communal grounds. Fitted kitchen with integrated appliances and space for a dining table. Three piece bathroom with shower over the bath. Double glazed throughout with gas central heating. Allocated parking space with visitor spaces.

LOCATION

Providence Park is a highly sought after gated development within the Bassett area of Southampton. The position of the development makes great motorway access to the M3. It is also within close proximity to Southampton City itself. Close by is good outside recreational facilities including the Golf Course, Southampton Sports Centre and Southampton Common. Other amenities can be found at Southampton City Centre including extensive shopping facilities, a choice of restaurants and bars and Southampton Central Train Station is also within easy reach with its mainline Service to London Waterloo.

Offices: Bishops Waltham – Clanfield – Denmead – Fareham – Havant – Hythe
Romsey – Southampton – Southsea – Waterlooville – West End - Winchester



Pearsons Estate Agents 58-60 London Road, Southampton, SO15 2AH



Ground Floor
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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.
Made with Metropix ©2026

11 Providence Park, Bassett, Southampton, Hampshire, SO16 7QN

ENTRANCE HALL:

Doors to both bedrooms, bathroom, kitchen and living room.
Smooth walls and ceiling. Two storage cupboards. Radiator.

KITCHEN 14' 1" (4.28m) x 10' 6" (3.20m):

Tiled flooring. Matching wall and base units with worktop over.
Inset sink with drainer. Integrated dishwasher, washing machine and fridge/freezer. Electric hob and oven with extractor fan.
Radiator.

LIVING ROOM 20' 5" (6.22m) x 12' 11" (3.94m):

Double glazed windows and patio doors to rear aspect opening onto the patio area. Radiator. Wooden flooring. Smooth walls and ceiling.

BEDROOM ONE 12' 4" (3.76m) x 11' 3" (3.42m):

Double glazed window to rear aspect. Smooth walls and ceiling.
Carpeted flooring. Built in wardrobe and en-suite shower room.
Radiators. Multiple electrical sockets.

EN-SUITE SHOWER ROOM:

Tiled walls and flooring. Enclosed shower, wall mounted ceramic wash basin and w.c. Smooth walls and ceiling. Extractor fan.

BEDROOM TWO 11' 11" (3.64m) x 9' 7" (2.92m):

Double glazed window to rear aspect. Smooth walls and ceiling.
Carpeted flooring.

BATHROOM:

Tiled walls and floor. Panelled bath, wall mounted wash basin and w.c. Smooth walls and ceiling. Extractor fan.

OUTSIDE

Communal gardens and grounds, bike shed. Allocated parking space plus multiple visitors parking spaces within the development.

TENURE

Maintenance Charge - £1,560.06 per six months
Estate Charge - £963.61 per year
Ground Rent - £457.47 per year
Lease Length - 125 years from 2004

COUNCIL TAX

Southampton City Council

BAND: C

CHARGE: £2,116.87

YEAR: 2026/2027

REFERENCE

S8865/BP/140426/D2

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 our Office in London Road travel out of the City on The Avenue. Continue along this road and at the top of The Avenue at the roundabout continue straight across into Bassett Avenue. Turn left at the first set of traffic lights into Holly Hill and Providence Park can be found as a gated development on the right hand side. Once inside the development continue straight ahead and the property can be found in the last block on the left hand side.