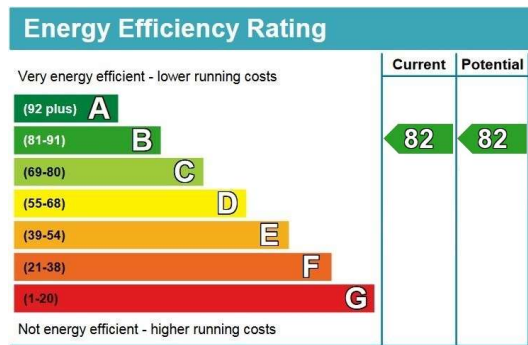




Pearsons Southern Ltd believe these particulars to be correct but their accuracy cannot be guaranteed and they do not form part of any contract.



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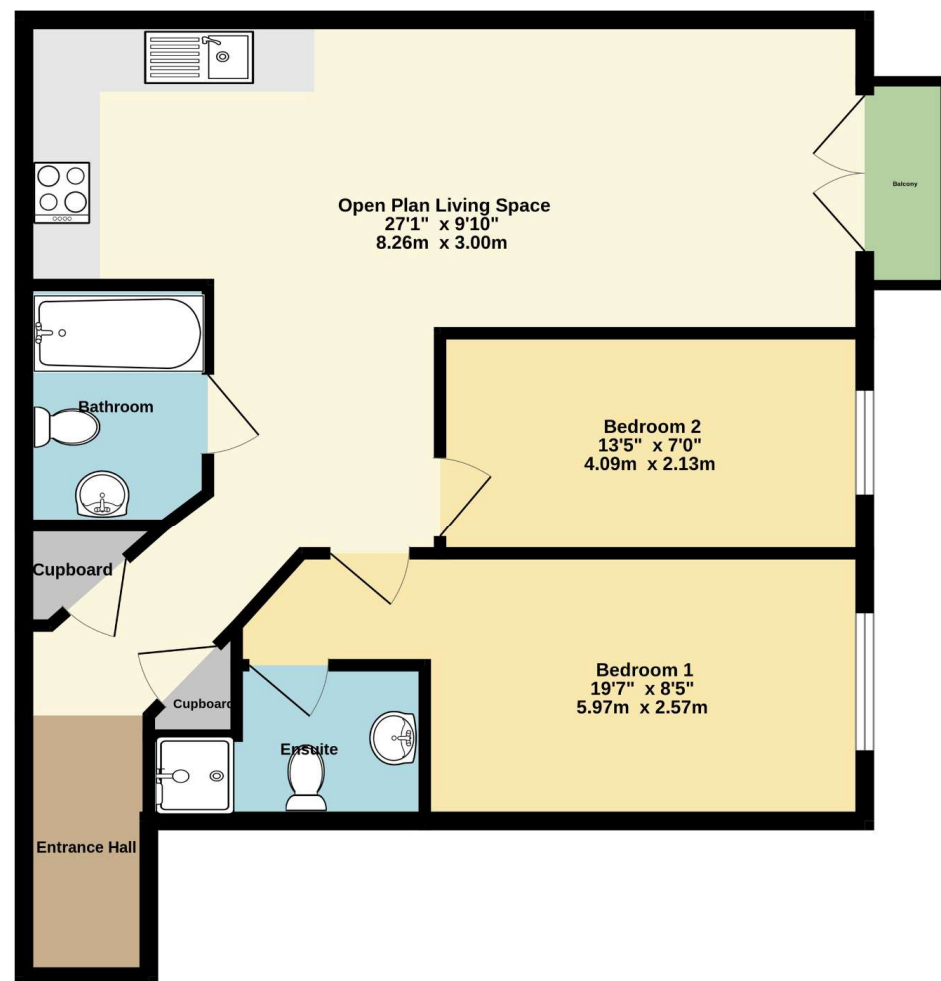


29 Ted Bates Court, The Dell, Southampton, Hampshire,
SO15 2PF
2 bedrooms £200,000 Leasehold

DESCRIPTION
 Located on the second floor of this purpose built development with a balcony overlooking private gardens, this well appointed modern apartment is offered for sale with no forward chain. The property benefits from spacious accommodation which is in first class decorative order and comprises entrance hallway, open plan living space with kitchen/dining and lounge area, two bedrooms with en-suite shower room to bedroom one and family bathroom. Further benefits include undercroft parking for one vehicle, lockable storage in the basement, double glazing, geo thermal heating and a gym for residents use.

LOCATION
 The Dell development was constructed on the site of the former Southampton football ground and is located close to Southampton city centre. The central train station is close at hand and popular Bedford Place with its variety of boutiques, bars and restaurants is nearby. Schools are well catered for locally and access to the M27 and M3 motorway links are within comfortable travelling distance.

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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29 Ted Bates Court, The Dell, Southampton, Hampshire, SO15 2PF

ENTRANCE HALL:

Coving to smooth ceiling. Wood effect flooring. Radiator. Storage cupboard. Cupboard housing boiler. Opening to open plan living space. Doors to all rooms.

OPEN PLAN LIVING SPACE:

LOUNGE AREA:

Double glazed French doors opening onto balcony which overlooks the private communal gardens. Coving to smooth ceiling. Wood effect flooring. Radiator.

KITCHEN AREA:

Coving to smooth ceiling. Wood effect flooring. Single drainer sink unit with mixer tap and cupboard under. A range of matching eye level and base mounted units. Built-in oven. Fitted induction hob and extractor over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer.

BEDROOM ONE:

Double glazed window. Smooth ceiling. Radiator. Door to:-

EN-SUITE SHOWER ROOM:

Smooth ceiling. Extractor. Vanity wash basin with mixer tap and drawers under, w.c. and tiled shower cubicle with rainfall shower head and separate shower attachment. Heated towel rail. Tiled flooring.

BEDROOM TWO:

Double glazed window. Smooth ceiling. Radiator.

BATHROOM:

Smooth ceiling. Extractor. Vanity wash basin with mixer tap and drawers under, bath with mixer tap and shower attachment and concealed cistern w.c. Tiled flooring.

OUTSIDE:

There are communal gardens and under croft allocated parking for one vehicle. Separate storage area on the basement level and a gym for residents which is situated adjacent in Wallace Court.

TENURE – FROM 2026

Leasehold. Remaining Lease Term: 974 Years.

Maintenance/Service Charge: £2,700. p.a.

Ground Rent: £200.00 p.a.

COUNCIL TAX

Southampton City Council

BAND: C

CHARGE: £2,116.87

YEAR: 2026/2027

REFERENCE

S8927/SD/030626/D2

SERVICES

Mains 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 Carlton Crescent, turning left at the end into Bedford Place then immediately right into Wilton Avenue. Continue for some distance taking a right turning into Milton Road before the traffic lights and access to The Dell is then the first turning on the left hand side.