



Archers Road

**2 Bedrooms
No Chain**



Banister Park, Southampton, SO15 2ND



Archers, Archers Road, Bannister Park, Southampton, SO15 2ND

Description

- Ground floor
- Recently decorated
- Modern kitchen
- Spacious accommodation
- 2 Bedrooms
- 84 year lease
- Bathroom with shower
- Wood block flooring

Another Parkers' exclusive! Our properties are not available elsewhere, so contact Parkers Lettings for expert advice and assistance.

A ground floor 2-bedroom apartment in this established Art Deco style building on the edge of the City Centre.

The property has been newly redecorated and new carpets fitted to both bedrooms. The Hallway and Living / Dining Room retain what we believe to be the original solid wood block flooring.

The kitchen is modern and has the white good and the bathroom has a shower and separate WC.



Agent's notes: The property is currently rented and being sold with vacant possession.

Tenure: The property is held on a lease of 125 years from 1983. Approximately 84 years remaining.

Ground Rent: £75 per annum.

Service Charge: Variable, but currently approximately £1100 per 6 months.

EPC rating: 'D'.

Council Tax: Band 'B'. Southampton City Council. £1600.95 for year 2023 / 2024.

Locality: Southampton

A port city, with a rich and diverse history dating back to pre-Norman times. A modern city centre, where the historic Bargate and medieval city walls mix with today's busy shopping centres, cafes, restaurants and night-life. University Hospital Southampton NHS Foundation is one of the city's biggest employers, providing care and specialist services to more than 3 million people in the South of England. Southampton pulls many thousands of people the annual boat show, hosted at Mayflower Park, echoing the City's rich maritime history. Southampton Football Club's home, St. Mary's is located close to the City Centre, regularly attracting an attendance of 30,000 or so spectators.

Directions: Starting from our offices in Totton, SO40 3SG. Total : 4.1 miles (10mins)

1. Drive northwest. (0.08 miles)
2. Turn right onto Salisbury Road/A36. (0.1 miles)
3. Enter the roundabout and take the 2nd exit onto Commercial Road/A36. (0.4 miles)
4. Stay straight to take the A35 ramp. (1.7 miles)
5. Keep left to take A33/Millbrook Road West. (0.5 miles)
6. Take the exit. (1.1 miles)
7. Your destination is on the right. (0.00 miles)

Hours of business: We're open for business Monday and Friday 09.15am - 5.00pm, Tuesday and Thursday 09.15am - 4.00pm, Wednesday 9.15am - 6.30pm, Saturday, our office is open 10.15am - 1.00pm and 2.00pm - 5.00pm for viewings only. Sunday, Closed.

When is stamp duty paid?

When buying a property over a certain price, stamp duty is payable to the HMRC 14 days from the date of completion or you may risk a fine. Your solicitor or legal adviser should take care of this for you and ensure you don't miss the deadline. Some buyers prefer to add on the stamp duty tax amount to their mortgage loan. Please speak to your mortgage provider.

Stamp Duty Land Tax (SDLT) is a progressive tax paid when purchasing a freehold, leasehold or shared ownership residential property over £250,000 in England and Northern Ireland (separate taxes apply in Wales and Scotland).

Different SDLT rates and thresholds apply to non-residential property or mixed use land. The rates, which are payable only on the PORTION of a property price that falls within each band, were updated in the mini-Budget on 23 September 2022 and are set out below.

How much stamp duty will I have to pay when buying a residential property?

| Brackets | Rate |
|---|-------------|
| Up to £250,000 | 0% |
| The next £675,000 (the portion from £250,001 to £925,000) | 5% |
| The next £575,000 (the portion from £925,001 to £1.5 million) | 10% |
| The remaining amount (the portion above £1.5 million) | 12% |

How to calculate the new stamp duty rate

Example

Property purchase price: £850,000.

There is no stamp duty Tax applied to the first £250,000

5% above £250,000

That equates to an overall rate of 3.5% of the sale price, or £30,000.

The rates are different for first-time buyers

First-time buyers will not pay any stamp duty on the first £425,000 (up from £300,000 following the mini-Budget) and the value of any property on which they can claim this relief has risen to £625,000 from £500,000.

Buy-to-let and second homes stamp duty From April 2016, buy-to-let and second home buyers in England and Wales will have to pay an additional 3% on each stamp duty band. To discuss which London or UK areas will provide the highest returns on investments, please speak to one of our London or regional property experts who can offer advice on where and when to invest.

A bit about us: Here at Parkers, we know that you have many options to consider when it comes to choosing an agent, but we like to think that we offer you more than your standard agent. We're local specialists so when you want lettings, sales and property management services in Totton, Romsey and Southampton, we are second to none. We take immense pride in supporting the local community and playing our part in helping people take the next step in the market. Whether you need advice on where and when to buy-to-let, where to rent or you require assistance in reaching out to prospective buyers and tenants, we can help you. We place a strong emphasis on customer relationships, and we take the time to find out what you want to achieve.

If you're looking to sell your rented property, we're uniquely placed to help with our many hundreds of local landlords. By selling to another investor, it is often possible to keep your tenant in place, ensuring you receive rental income up to the very last day of your ownership, with the buyer receiving a return on their investment from the very next day. Our marketing comprises the best mix of technology, with video tours, floorplans and internet advertising, together with a nod to our heritage with good old fashioned estate agency practices.



Accommodation Comprises:

Entrance Hallway

Built-in airing cupboard. Doors to all rooms. Opening to:

Kitchen : 8.60' x 8.17' (2.62m x 2.49m)

A modern fitted kitchen, with a good range of storage and work-surface area. Integral oven, hob and hood. Washing machine and fridge / freezer to remain. Door the rear of the building.

Bedroom 1 : 10.99' x 10.96' (3.35m x 3.34m)

Front-facing double bedroom, with built-in wardrobe.

Bedroom 2 : 10.99' x 8.50' (3.35m x 2.59m)

Front-facing double bedroom.

Bathroom : 5.41' x 4.66' (1.65m x 1.42m)

White suite of bath, with electric shower over and wash-basin.

Separate WC : 5.41' x 2.33' (1.65m x 0.71m)

WC.

Living/Dining Room : 14.04' x 12.93' (4.28m x 3.94m)

Measurement into the bay window. Beautiful bay-fronted room, with original wood-block flooring and electric fire suite.

Parking

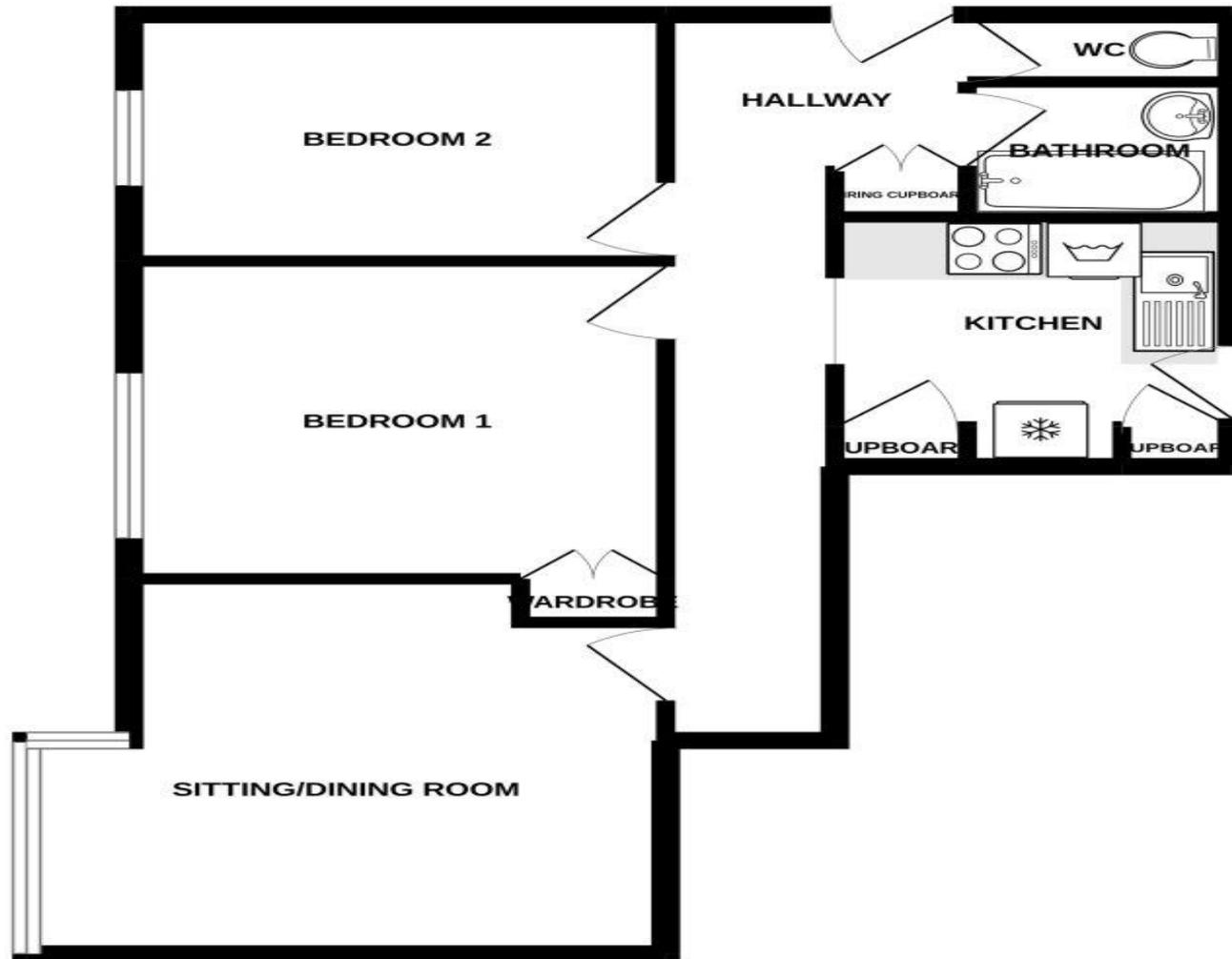
Parking permit for one car to the rear of the building.

Certificate Number : 2708-5031-6219-7310-3274

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 72 |
| 55-68 | D | 57 | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



GROUND FLOOR FLAT
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 583 sq.ft. (54.2 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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The logo for Parkers Lettings, featuring the word "PARKERS" in a bold, black, sans-serif font. To the right of the text is a stylized orange shape that resembles a trapezoid or a wedge, pointing to the right. The entire logo is enclosed within a dark blue square border.

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