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HERE TO GET *you* THERE



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# Uplands Way, Southampton

Guide Price £225,000

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Located in the Herbert Collins development on Uplands Way, Highfield, this one-bedroom property dates from the 1950s and offers well-proportioned accommodation throughout. The Uplands Estate is a revered conservation area and would appeal to first-time buyers, retiree or a downsizing purchaser. There is extensive shopping available in Portswood Broadway that is a level walk away but also easily reached by the excellent local bus service.

This unique ground floor apartment comprises bright & generous reception/ dining room, semi-open plan kitchen, one double bedroom, bathroom, private rear garden that enjoys an attractive outlook and garage. We would suggest viewing at the earliest.

Highfield is one of Southampton's most desirable areas and Highfield Lane is within catchment for Highfield School and a short walk (via an underpass) from Southampton Common and its 300 acres of attractive parkland. More comprehensive amenities are available in Southampton's cosmopolitan City Centre, notably the Westquay Shopping Mall. Southampton University is also easily accessible as is the small private tennis club in nearby Abbots Way.

Highfield is also well placed for transport links including buses into the City Centre, trains to London (Southampton Central is less than 3 miles away) and the M3 and M27 motorways. The many shopping facilities in Portswood are a short walk away and include Waitrose and Sainsbury's.

Lease Remaining Years : 147 Approx.

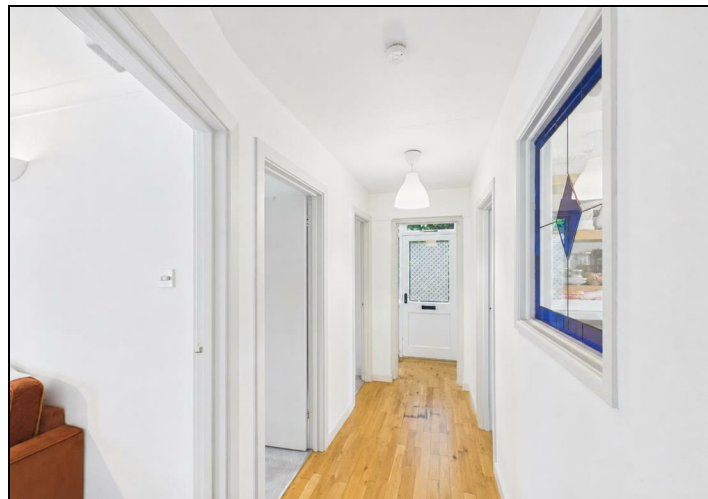
Service Charges Per Annum £1,000 approx.

Ground Rent Per Annum £20 per annum.

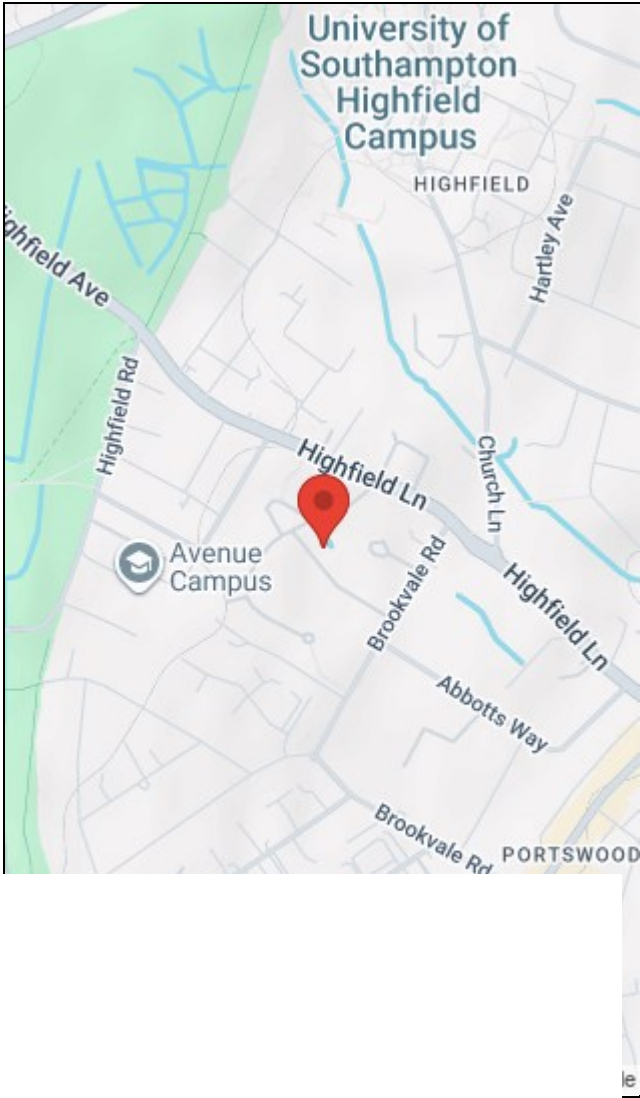
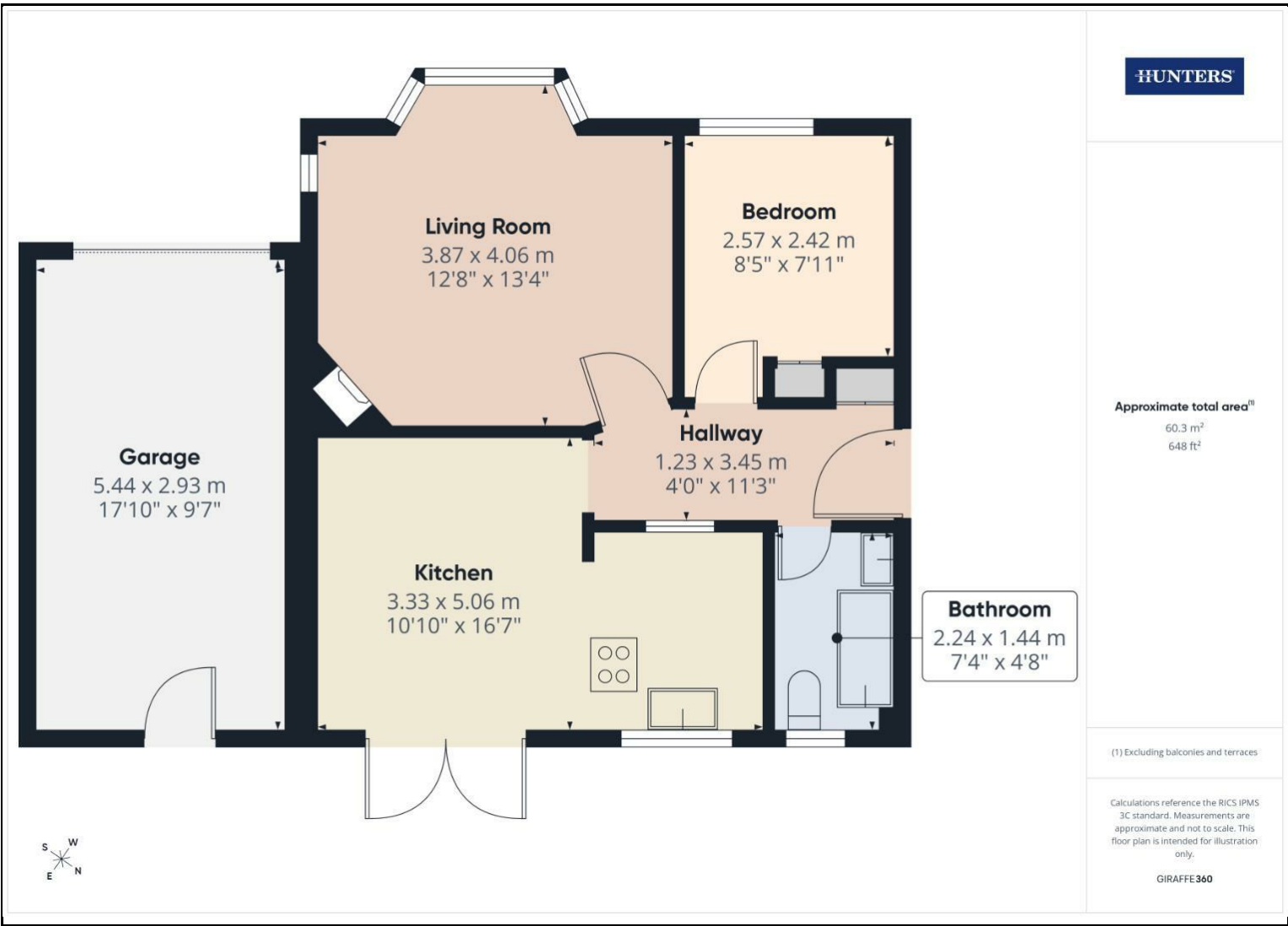
Council Tax Band: B

## KEY FEATURES

- Spacious one-bedroom apartment
- Bright and well-proportioned living room with ample natural light
- Modern fitted kitchen with generous storage and worktop space
  - Double bedroom with room built in wardrobes
  - Well-presented bathroom suite
  - Within the Herbert Collins 1950s development
- Excellent access to the University of Southampton and Southampton General Hospital
- Close to Southampton Common, local shops, cafés and amenities
- Convenient transport links to Southampton city centre and motorway networks
  - Highly sought-after location







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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		
	60	72
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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