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# Uplands Way, Southampton

## Offers In Excess Of £220,000



This fantastic one-bedroom property forms part of the highly regarded Herbert Collins development on Uplands Way, Highfield. Dating from the 1950s, the property offers well-proportioned accommodation throughout and retains the character and appeal for which Herbert Collins homes are renowned.

Situated within the sought-after Uplands Estate Conservation Area, this charming home is ideally suited to first-time buyers, those looking to downsize, or retirees seeking a peaceful yet convenient location. A wide range of shops, cafés and everyday amenities can be found at nearby Portswood Broadway, which is within easy, level walking distance.

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.

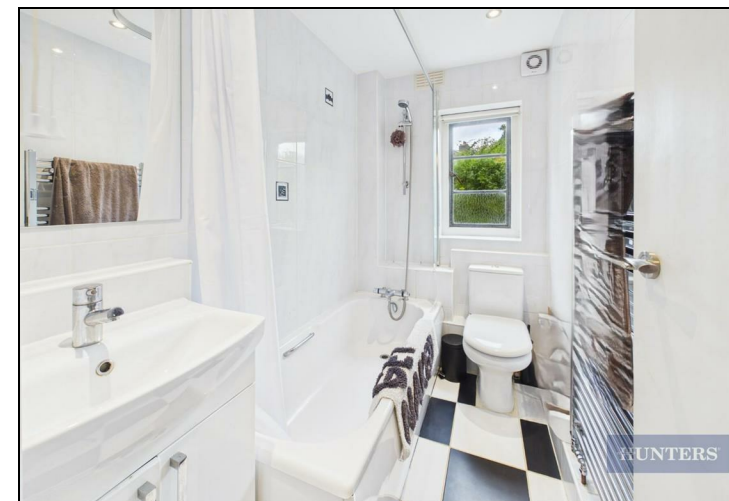
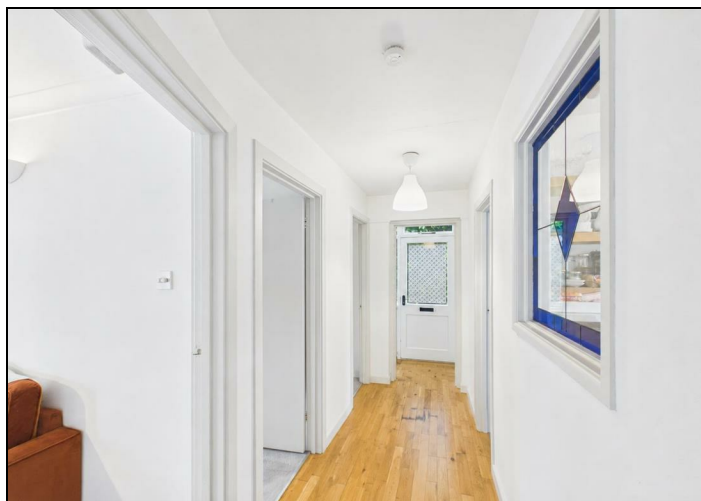
Ground Rent Per Annum £20 per annum.

Council Tax Band: B

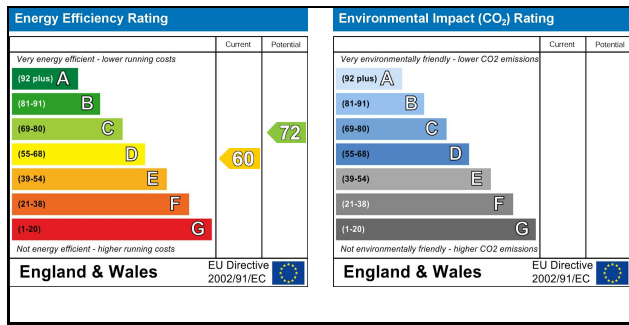
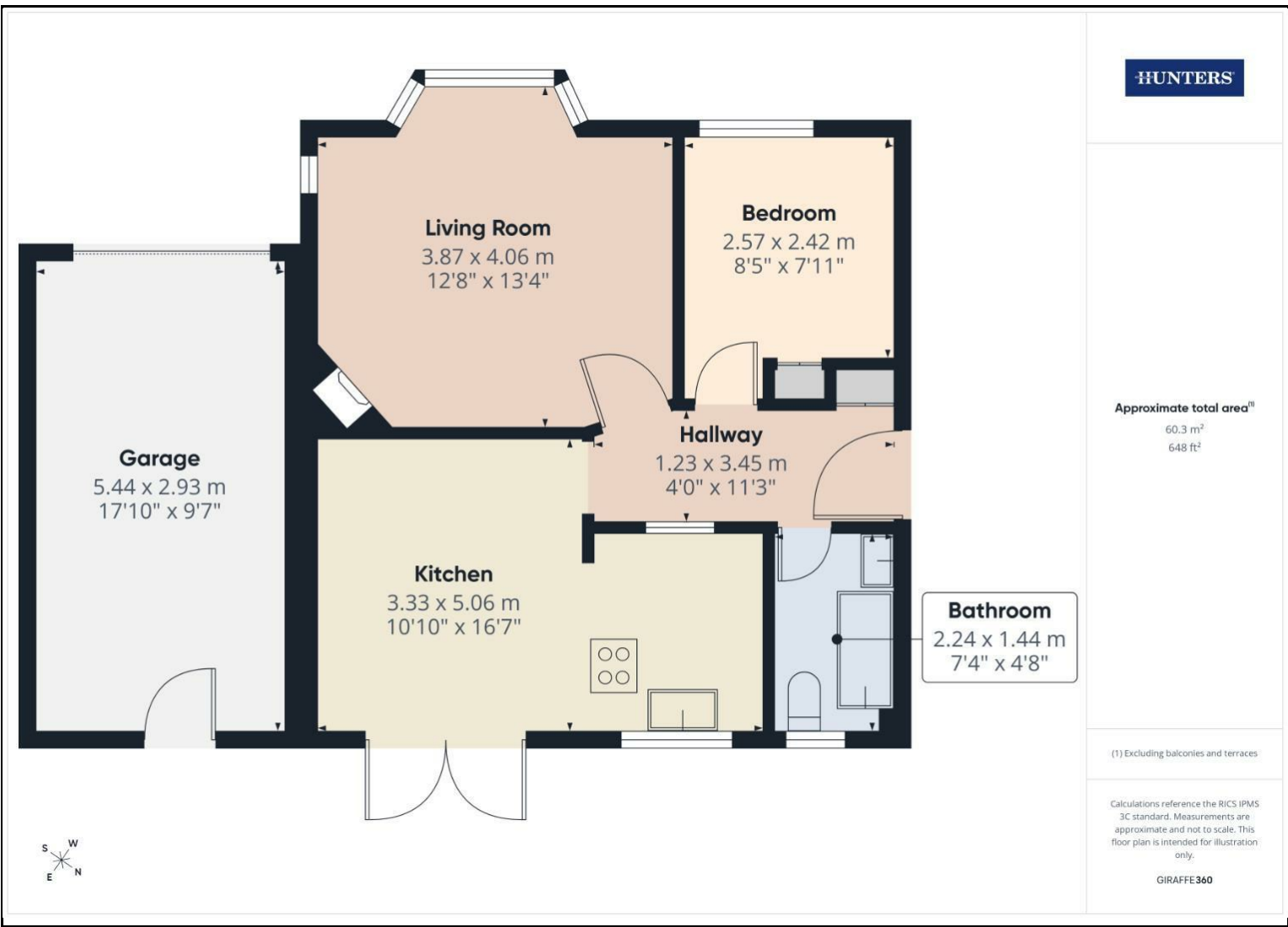


## KEY FEATURES

- 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
  - Drive way fit for 2 cars
  - 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







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