



VIRTUALLY STAGED



HUNTERS

20 Archers Road

Banister Park, Southampton, SO15 2NT

Offers In Excess Of £205,000



****No Onward Chain** 0.2mi to Bedford Place****

Two bedrooms, two bathrooms, private balcony, garage, visitor parking and no onward chain.

Situated on the first floor of St Annes Gate in Banister Park, the apartment also benefits from lift access within the building.

The accommodation is arranged around an entrance hall and comprises a living and dining room, separate kitchen, two bedrooms and two bathrooms. The living space provides room for both seating and dining furniture, with direct access to the private balcony.

The two-bedroom, two-bathroom layout provides flexibility for couples, sharers, guests or those requiring space for home working. The property also benefits from its own garage together with visitor parking within the development.

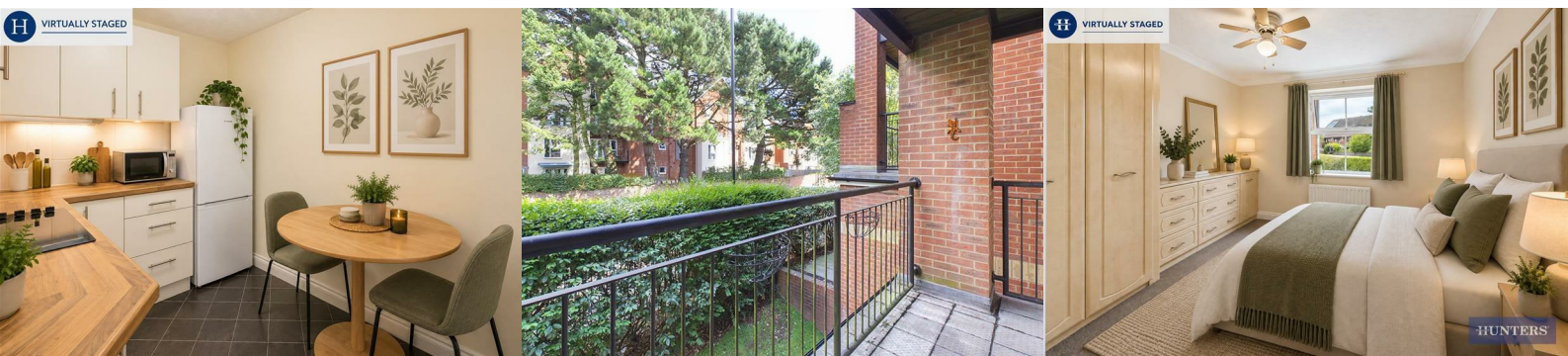
The apartment has an EPC rating of C with a score of 80.

For purchasers considering the property as an investment, the average rent achieved between September 2025 and August 2026 was £1,270 per calendar month. Based on a purchase price of £210,000, this equates to an indicative gross rental yield in excess of 7.25%.

St Annes Gate is approximately 0.7 miles from Southampton Central railway station and approximately 0.2 miles from the shops, restaurants and amenities of Bedford Place. St Anne's Catholic School is approximately 0.3 miles away, while



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Material Information - Southampton
Tenure Type - Leasehold

Leasehold Annual Service Charge Amount - £1,150 P.A Approx
+ additional one off £180 due to slight budget deficit in 2026

Leasehold Ground Rent Amount - £170 P.A

Leasehold Years remaining on lease - 97yrs Approx

Ground Rent next review - Year 2049

Council Tax Banding - C

AML
Agents are required by law to conduct anti-money laundering checks on all those buying a property.

We outsource the initial checks to partner suppliers Coadjute who will contact you once you have had an offer accepted on a property you wish to buy.

The cost of these checks is £54inc vat per person. This is a non-refundable fee.

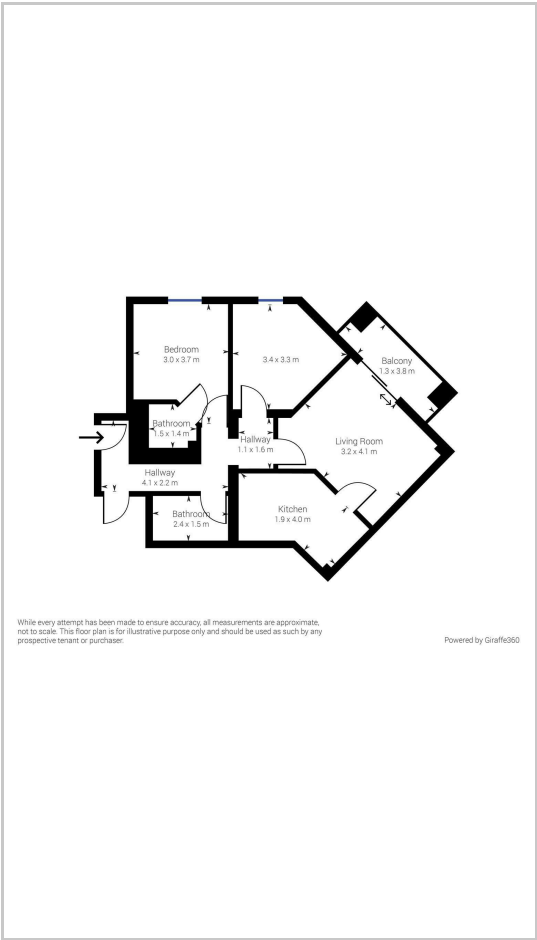
These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.

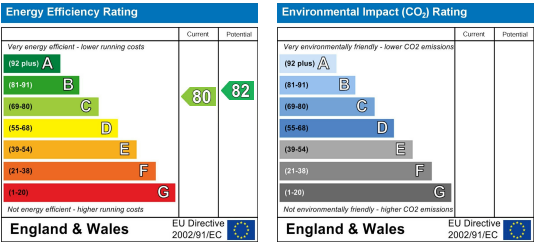
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.