

# Flat 12 Willow Mead, Wildern Lane, Southampton, SO30 4RB



# Property overview

## Guide Price £130,000

A well-presented first-floor flat with a private balcony, ideally located for the shops and amenities of Hedge End village, main bus routes, doctors surgery, retail park and the M27 road links.

Willow Mead is an over-55's retirement development which features a live-in house manager, state of the art Tunstall alarm/call/door system, residents' lounge, and laundry room.

The accommodation offers a 13'7" lounge with a door onto a balcony overlooking communal gardens and a communal car park, a hallway with two storage cupboards, an open plan kitchen/diner, a modern shower room and a bedroom with a built-in wardrobe.

The property also benefits from double glazing, communal gardens resident parking, c. 90-year lease and no forward chain.

We are working in conjunction with the managing agents 'Premier Property'. Contact us to arrange a viewing with the house manager.

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# Accommodation

## **Entrance Via:**

Communal front door to communal hallway, lift and stairs to communal first floor landing front door to:

## **Entrance Hall: 12' 4" x 11' 11" (3.76m x 3.63m)**

Smoke alarm, hatch to loft space, window to rear aspect, night storage heater, Tunstall door entry and safety system with alarm pull cord (see agent note), door to storage cupboard (1'10" x 1'8") housing consumer units, doors to accommodation and door to:

## **Airing Cupboard: 3' 1" x 1' 11" (0.94m x 0.58m)**

Slatted shelving providing storage, housing ARISTON Thermo Water Heater.

## **Open plan Kitchen/Diner: Overall**

**Measurements: 11' 10" x 9' 2" (3.60m x 2.79m)**

## **Dining Area: 9' 2" x 6' 1" (2.79m x 1.85m)**

Window to rear aspect overlooking the communal garden, wall light, night storage heater, range of fitted cupboards, opening to:

## **Kitchen Area: 9' 2" x 5' 6" (2.79m x 1.68m)**

Window to rear aspect overlooking communal garden, range of eye and base level units, with tiled splash back, space for low-level fridge/freezer space for oven, [www.simonandcoproperty.co.uk](http://www.simonandcoproperty.co.uk)

## **Lounge: 13' 7" x 10' 10" (4.14m x 3.30m)**

Safety pull cord, wall lights, night storage heater, fireplace with electric heater and feature fireplace surround, TV and internet point, opening to kitchen/diner, door and windows to:

## **Balcony: 8' 11" x 3' 2" (2.72m x 0.96m)**

South easterly facing, overlooking communal garden and car park.

## **Bedroom: 10' 6" x 10' 5" (3.20m x 3.17m)**

Window to front, safety pull cord, wall lights, night storage heater, night storage heater, folding doors to:

## **Fitted Wardrobes: 5' 4" x 2' 1" (1.62m x 0.63m)**

Shelving and hanging space providing storage

## **Bathroom: 7' 0" max x 6' 3" max (2.13m x 1.90m)**

Part tiled walls, safety pull cord, obscured window to rear aspect, wash hand basin with storage below, shower enclosure (with safety grab rail, seat, and electric shower with handheld attachment over), WC with concealed cistern, ladder style towel radiator.

## **Externally:**

There are two car parks for residents and established communal gardens mainly laid to lawn with established shrub and plant borders

## **Live In Development Manager:**

The managing agent employs a development manager who has an office within the development. He deals with the general management of the block and is also there to provide support for the residents with regards to the building, infrastructure, and security/safety etc.

## **Communal Facilities:**

Laundry, laundry drying area, residents' lounge (with W.C. and Kitchenette), refuse area, and guest suite (for residents' friends and family, available for a nominal rent).

## **24 Hour Security/Safety System (Tunstall):**

This provides a direct connection from each flat to the development manager, backed up by a 24-hour care line system. There are alarm pull chords in each room and a central control panel in each flat. The control panel also serves as a security entry phone system for the communal front doors.

## **Lease Length:**

125 years from 1988 (89/90 years remaining)

## **Service Charge:**

£3,478.10 per annum (payable monthly, as one lump sum or 6 monthly)

## **Ground Rent:**

£380 per annum (can be paid in two instalments)

# Photography









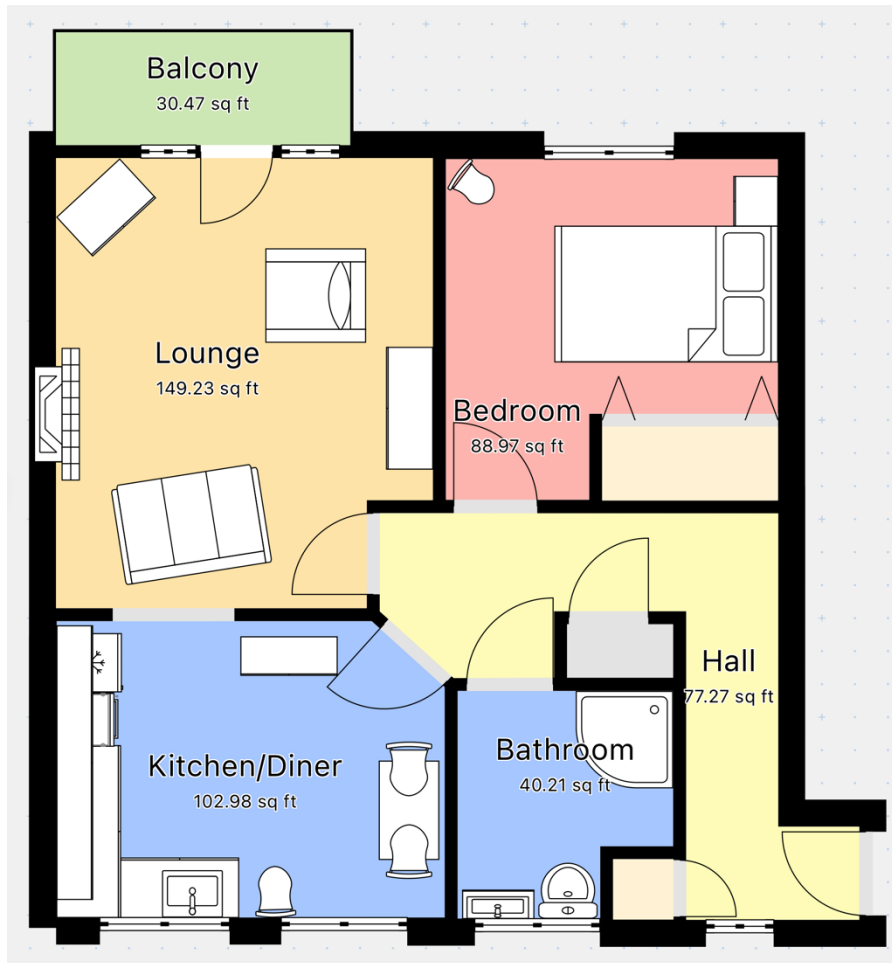






# Floor Plan

# EPC



(to follow)

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

# Contact

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