

Flat 9 Willow Mead, Wildern Lane, Hedge End, Southampton, SO30 4RB



Property overview

Guide Price £180,000

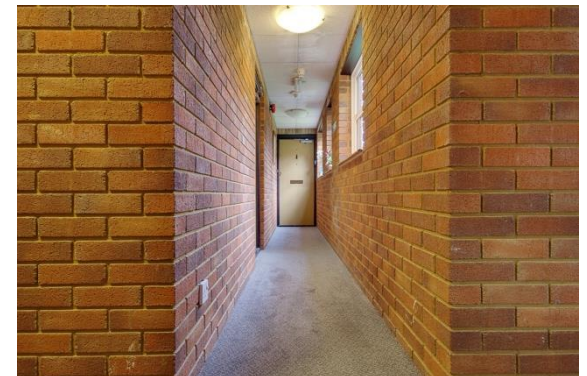
A well-presented two bedroom ground floor flat with a patio, ideally located for the shops and amenities of Hedge End village, main bus routes, doctors surgery, retail park and the M27 road links.

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 free-to-use laundry room. The accommodation offers a 13'10" lounge with a door onto a patio overlooking the communal gardens, a hallway with two storage cupboards, a separate 9'2" kitchen, a bathroom, a main bedroom with a built-in wardrobe and a second bedroom (currently furnished as a dining room).

The property also benefits from double glazing, communal gardens, residents' parking, c. 88-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.



Accommodation

Entrance Via:

Communal front door to communal hallway, front door to:

Entrance Hall (L-Shaped): 12' 4" x 12' 0" (3.76m x 3.65m)

Emergency pull cord, smoke alarm, wall lights, night storage heater, Tunstall alarm system control panel, doors to storage cupboards, doors to accommodation.

Cupboard One (Airing Cupboard): 3' 7" x 2' 0" (1.09m x 0.61m)

Slatted shelving providing storage, housing hot water tank.

Cupboard Two: 1' 9" x 1' 7" (0.53m x 0.48m)

Shelving providing storage, housing consumer units.

Lounge: 13' 10" x 11' 1" (4.21m x 3.38m)

Emergency pull cord, wall lights, windows and glazed door to patio, electric fire with surround, night storage heater, opening to kitchen.

Patio:

Westerly facing, laid to patio slabs, open with rear communal gardens.

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

Window to front aspect, range of eye and base level units, stainless steel sink/drainer, space for 3/4 height fridge/freezer, space for oven/grill.

Bedroom One: 10' 2" max x 9' 11" max (3.10m x 3.02m)

Emergency pull cord, window with aspect over communal gardens, electric wall-mounted heater, and fitted wardrobes (5'5" x 2'1").

Bedroom Two (Currently Dining Room): 9' 2" max x 5' 7" max (2.79m x 1.70m)

Window to front aspect, wall light.

Bathroom: 7' 6" max x 6' 6" max (2.28m x 1.98m)

Emergency pull cord, downflow fan heater, fully tiled walls, obscured window to front aspect, mirrored cabinet, panelled bath with glazed shower screen, mobility handles and Triton power shower with handheld attachment over, WC, pedestal wash hand basin.

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.

24-Hour Security/Safety System (Tunstall):

This provides a direct connection from each flat to the development manager, backed up by a 24 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 25th December 1987 (88 years approx remaining.)

Service Charge:

£3,825.23 per annum (payable monthly, as one lump sum or 6 monthly). This includes (but is not limited to) On site manager, 24 hour care alarm system, free use of laundry facilities, mains & waste water charges, buildings insurance, general block & grounds maintenance, window cleaning etc.

Ground Rent:

£380 per annum (payable monthly, as one lump sum or 6 monthly)

Photography





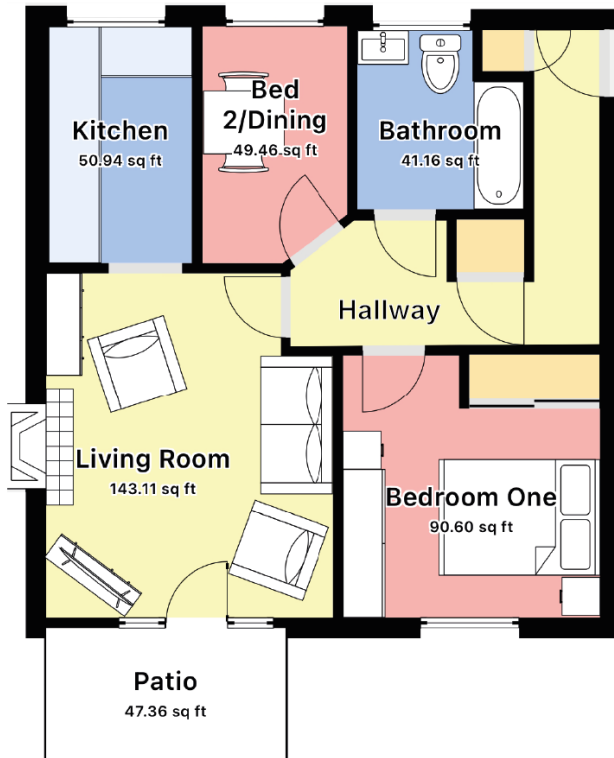






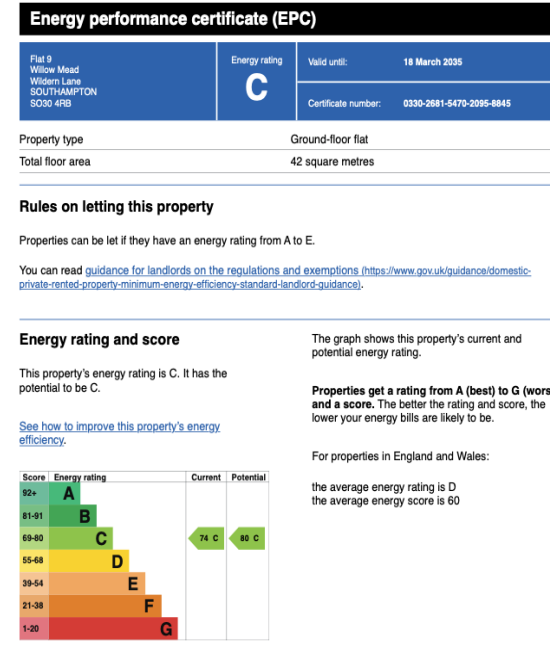


Floor Plan



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EPC



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