

# 25 Willow Mead, Wildern Lane, Southampton, SO30 4RB





# Property overview

**Guide Price £140,000**

A well-presented and newly upgraded one double bedroom ground floor flat 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 an entrance hall with storage cupboard, 16'9" lounge/diner, new kitchen, bedroom and new shower room with airing cupboard.

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: 9' 3" x 2' 11" (2.82m x 0.89m)**

Smoke alarm, wall light, night storage heater, Tunstall safety and door entry system, doors to accommodation and door to:

**Storage Cupboard: 2' 5" x 2' 4" (0.74m x 0.71m)**

Slatted shelving, providing storage and housing electric consumer unit.

**Lounge/Diner: 16' 9" x 9' 6" (5.10m x 2.89m)**

Safety emergency pull cord, wall lights, windows and glazed door to patio/gardens, electric fireplace with feature stone hearth, night storage heater, opening to:

**Kitchen: (Irregular Shape) 8' 6" x 5' 10" (2.59m x 1.78m)**

Extractor fan, range of eye and base level units, integrated electric oven/grill with induction hob, stainless steel sink/drainage with mixer tap over, space for low level fridge/freezer.

**Bedroom: 13' 4" max x 9' 4" max (4.06m x 2.84m)**

Window to front aspect, safety/emergency pull cord, wall lights, built-in wardrobes, electric heater.

**Shower Room: 6' 0" x 5' 11" (1.83m x 1.80m)**

Extractor fan, emergency/safety pull cord, fully tiled walls and floor, walk in shower enclosure with Mira electric shower with handheld attachment over, wash hand basin with storage below, door to:

**Airing Cupboard: 3' 5" x 2' 6" (1.04m x 0.76m)**

Slatted shelving, providing storage and housing immersion hot water tank.

**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:**

£3,026.28 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:**

£320 per annum (payable monthly, as one lump sum or 6 monthly)

# Photography











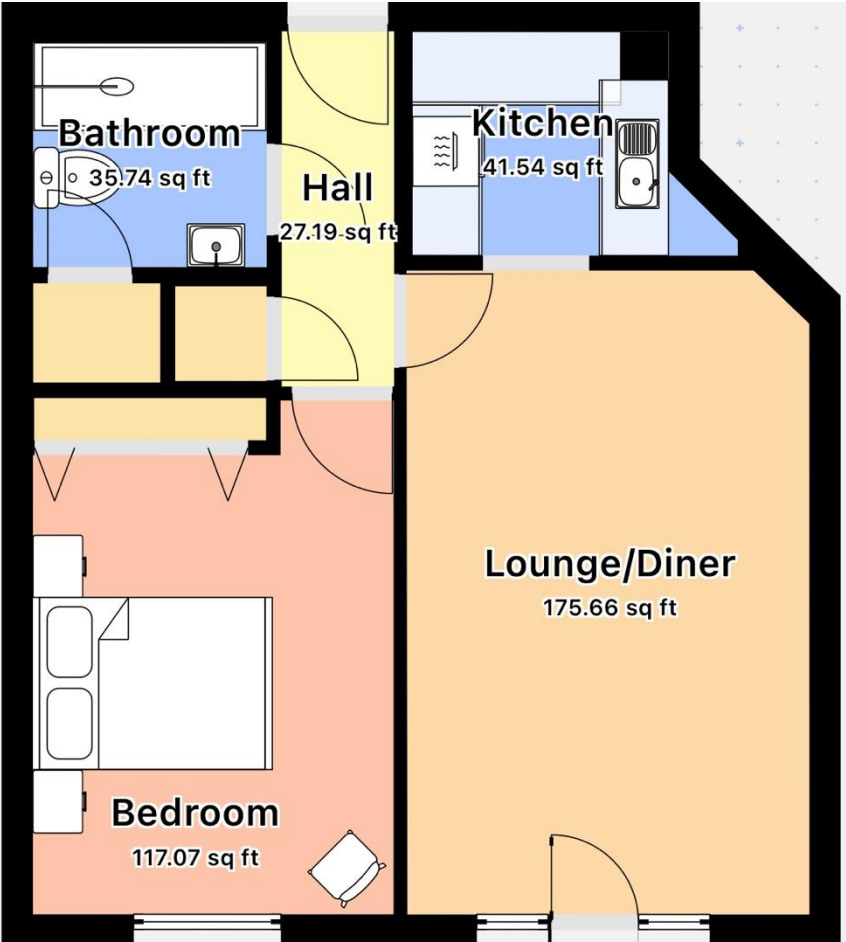








# Floor Plan



# EPC

Fiat 25 Willow Mead Wildern Lane SOUTHAMPTON SO30 4RB	Energy rating <b>C</b>	Valid until:	13 March 2034
		Certificate number:	8734-5827-7300-0079-5292

Property type	Ground-floor flat
Total floor area	43 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

### Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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